COMMERCE AND INDUSTRY INVENTORY

San Francisco Planning Department
OASIS
1996

DOCUMENTS DEPT.

AUG 28 1996

SAN FRANCISCO
PUBLIC LIBRARY

D

REF
338.079
C736
1996

5/S

DESK

DOCUMENTS DEPT.

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

SAN FRANCISCO PUBLIC LIBRARY
3 1223 04334 5744

Commerce and Industry Element of the General Plan
Fourth Annual Inventory

COMMERCE AND INDUSTRY INVENTORY

August 1996

Planning Department of the City and County of San Francisco
Office of Analysis and Information Systems (OASIS)

REF 338.079 C736
1996

Commerce and industry
inventory.
1992-

3 1223 04334 5744

S.F. PUBLIC LIBRARY

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Data Formats 2

2.0 REGIONAL OVERVIEW 7
2.1 Population, Labor Force, and Employment in the Bay Area 9
2.2 Bay Area, California, and United States Unemployment 11
2.3 Bay Area Employment by Industry 13

3.0 EMPLOYMENT 19
3.1 Employment by Land Use Activity 20
3.2 Employment by Industry Group 23
3.3 Employment Distribution by Commerce and Industry District 29

4.0 ESTABLISHMENTS 31
4.1 Establishments by Land Use Activity and Commerce and Industry District 32
4.2 Establishments by Commerce and Industry District and Main Industry Group 35

5.0 REVENUES 39
5.1 Wages by Land Use Activity 40
5.2 Personal Income 43
5.3 Taxable Sales and Permits 47
5.4 City Revenues and Expenditures 52
5.5 Businesses' Gross Receipts 57

6.0 BUILDING ACTIVITY 59
6.1 Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity 60
6.2 Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Commerce and Industry District 76
6.3 Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity and Commerce and Industry District 91
6.4 Permit Applications by Permit Status, by Land Use Activity and Commerce and Industry District 96
6.5 Commercial Office Space and Vacancy Rates 106

LIST OF TABLES

1.1.1 Land Use Activity Classification 4
2.1.1 Bay Area Population, Labor Force, and Employment by Subregion 1970, 1980, 1990-1995 9
2.2.1 Bay Area, California, and United States Unemployment 1980, 1990-1995 11
2.3.1 Bay Area Employment by Industry Group 1985, 1990-1995 13
2.3.2 Bay Area Employment by Industry Group and Subregion 1985, 1990-1995 ... 15
2.3.3 Bay Area Employment by Industry Group and Subregion, Annual Percentage Distribution 1985, 1990-1995 16
2.3.4 Bay Area Employment by Industry Group and Subregion, Percentage Change 1985, 1990-1995 17
3.1.1 Employment by Land Use Activity 1983-1995 20
3.2.1 Office Employment by Industry Group 1983-1995 23
3.2.2 Retail Employment by Industry Group 1983-1995. 24
3.2.3 Industrial Employment by Industry Group 1983-1995 25
3.2.4 Cultural/Institutional Employment by Industry Group 1983-1995 26
3.3.1 Employment by Commerce and Industry District 1995 30
4.1.1 Establishments by Land Use Activity and Commerce and Industry District 1995 32
4.2.1 Office Establishments by Commerce and Industry District and Industry Group 1995 35
4.2.2 Retail Establishments by Commerce and Industry District and Industry Group 1995 36
4.2.3 Industrial Establishments by Commerce & Industry District and Industry Group, 1995 37
4.2.4 Cultural/Institutional Establishments by Commerce & Industry District and Industry Group, 1995 38
5.1.1 Total Annual Wages by Land Use Activity 1983-1995 40
5.1.2 Total Annual Wages by Land Use Activity, Adjusted for Inflation 1983-1995 .. 41
5.2.1 Total Personal Income by Type of Income 1985-1994 45
5.2.2 Total Personal Income by Industry Group 1985-1994 46
5.3.1 Taxable Retail Sales by Type of Business 1995 48
5.3.2 Taxable Retail Sales, Adjusted for Inflation 1985-1995 48
5.3.3 Taxable Retail Sales by Type of Business, Adjusted for Inflation 1985-1995 .. 49
5.3.4 Sales Tax Permits by Type of Business, 1995 50
5.3.5 Annual Total Sales Tax Permits, 1985-1995 50
5.3.6 Sales Tax Permits by Type of Business, 1985-1995 51
5.4.1 General Revenues by Source, Fiscal Year 1994/95 53
5.4.2 General Revenues by Source, Fiscal Year 1985/1986 to Fiscal Year 1994/95 54
5.4.3 General Governmental Expenditures by Function, Fiscal Year 1994/95 55
5.4.4 General Governmental Expenditures by Function, Fiscal Years 1985/86 to 1994/95 56

5.5.1 Gross Receipts by Commerce and Industry District and Land Use Activities, 1995 58
6.1.1.A All Building Permit Applications by Land Use Activity, 1986-1995 60
6.1.1.B Total Construction Cost for All Building Permits by Land Use Activity, 1986-1995 62
6.1.1.C Average Construction Cost for All Building Permits by Land Use Activity, 1986-1995 64
6.1.2.A Building Permits for New Construction by Land Use Activity, 1986-1995 65
6.1.2.B Total Construction Cost for Building Permits for New Construction by LandUseActivity, 1986-1995 67
6.1.2.C Average Construction Cost for Building Permits for New Construction by Land Use Activity,1986-1995 70
6.1.3.A Building Permits for Alterations and Demolitions by Land Use Activity, 1986-1995 71
6.1.3.B Total Construction Cost for Building Permits for Alterations and Demolitions by Land Use Activity, 1986-1995 73
6.1.3.C Average Construction Cost for Building Permits for Alterations and Demolitions by Land Use Activity, 1986-1995 75
6.2.1.A All Building Permits by Commerce & Industry District, 1986-1995 76
6.2.1.B Total Construction Cost for All Building Permits by Commerce and Industry District, 1986-1995 78
6.2.1.C Average Construction Cost for All Building Permits by Commerce and Industry District, 1986-1995 80
6.2.2.A Permits for New Construction by Commerce and Industry District, 1986-1995 81
6.2.2.B Total Construction Cost for New Construction Permits by Commerce and Industry District, 1986-1995 83
6.2.2.C Average Construction Cost for New Construction Permits by Commerce and Industry District, 1986-1995 85
6.2.3.A Building Permits for Alterations and Demolitions by Commerce and Industry District, 1986-1995 86
6.2.3.B Total Construction Cost for Building Permits for Alterations and Demolitions by Commerce and Industry District, 1986-1995 88
6.2.3.C Average Construction Cost for Building Permits for Alterations and Demolitions by Commerce and Industry District, 1986-1995 90
6.3.1.A Building Permits by Commerce & Industry Districts and Land Use Activity, 1995 91
6.3.1.B Total Construction Cost of Building Permits by Commerce and Industry Districts and Land Use Activity, 1995 93
6.3.1.C Average Construction Cost of Building Permits by Commerce and Industry Districts and Land Use Activity, 1995 95
6.4.1.A Building Permit Applications by Land Use Activity and Permit Status, 1995 96
6.4.1.B Total Construction Cost of Building Permit Applications by Land Use Activity and Permit Status, 1995 98

6.4.1.C Average Construction Cost of Permit Applications by Land Use Activity and Permit Status, 1995 100
6.4.2.A Building Permit Applications by Commerce & Industry District and Permit Status, 1995 101
6.4.2.B Total Construction Cost of Building Permit Applications by Commerce and Industry District and Permit Status, 1995 103
6.4.3.C Average Construction Cost of Building Permit Applications by Commerce and Industry District by Permit Status, 1995 105
6.5.1 Total Office Space in Central Business District and Non-Business District, 1986-199 106
6.5.2 Overall Vacancy Rates for Central Business Districts and Non-Central Business Districts, 1986-1995 106

LIST OF MAPS

1.1 Commerce and Industry Districts 5
2.1 San Francisco Bay Area 8

LIST OF GRAPHS

2.1.1 Bay Area Population, Labor Force, and Employment by Subregion 1990-1995 10
2.2.1 Bay Area, California, and United States Unemployment 1990-1995 12
2.3.1 Bay Area Employment by Industry Group and Subregion, Percentage Distribution, 1995 14
2.3.2 Bay Area Employment by Industry Group and Subregion 1990-1995 18
3.1.1 Employment by Land Use Activity, 1983-1995 21
3.1.2 Employment Annual Growth Rates by Land Use Activity, 1983-1995 22
3.2.1 Retail and Office Employment by Industry Group 1983-1995 27
3.2.2 Industrial and Cultural/Institutional Employment by Industry Group 1983-1995 28
4.1.1 Establishments by Land Use Activity, 1995 33
4.1.2 Establishments by Commerce and Industry District, 1995 34
5.1.1 Total Wages by Land Use Activity, 1983-1995 42
5.2.1 Personal Income by Type of Income, 1985-1994 45
5.3.1 Taxable Retail Sales by Type of Business, 1995 48
5.3.2 Taxable Retail Sales by Type of Business, Adjusted for Inflation 1985-1995 48
5.3.3 Sales Tax Permits by Type of Business, 1995 50
5.3.4 Sales Tax Permits by Type of Business, 1985-1995 50
5.4.1 General Governmental Revenues by Source, Percentage Distribution, Fiscal Year 1994/1995 53
5.4.2 General Governmental Expenditures by Function, Percentage Distribution, Fiscal Year 1994/1995 55
6.1.1.A All Building Permits by Land Use Activity, 1986-1995 61
6.1.1.B Total Construction Cost for All Building Permits, 1986-1995 63
6.1.2.A Building Permits for New Construction by Land Use Activity, 1986-1995 66
6.1.2.B Total Cost for New Construction by Land Use Activity, 1986-1995 68-69
6.1.3.A Building Permits for Alterations and Demolitions by Land Use Activity, 1986-1995 72
6.1.3.B Total Construction Cost for Alterations and Demolitions by Land Use Activity, 1986-1995 74
6.2.1.A All Building Permits by Commerce and Industry District, 1986-1995 77
6.2.1.B Total Construction Cost for All Building Permits by Commerce and Industry District, 1986-1995 79
6.2.2.A Building Permits for New Construction by Commerce and Industry District, 1986-1995 82
6.2.2.B Total Construction Cost for New Construction Permits by Commerce and Industry District, 1986-1995 84
6.2.3.A Building Permits for Alterations and Demolitions by Commerce and Industry District, 1986-1995 87
6.2.3.B Total Construction Cost for Alterations and Demolitions Permits by Commerce and Industry District, 1986-1995 89-90

6.3.1.A All Building Permit Applications by Commerce and Industry District by Land Use Activity, 1995 92
6.3.1.B Total Construction Cost of All Building Permits by Commerce and Industry District by Land Use Activity, 1995 94
6.4.1.A All Building Permits by Land Use Activity by Permit Status, 1995 97
6.4.1.B Total Cost of All Building Permits by Land Use Activity by Permit Status, 1995 99
6.4.2.A All Building Permits by Commerce and Industry District by Permit Status, 1995 102
6.4.2.B Total Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1995 104

1.0 INTRODUCTION

This is the fourth annual San Francisco Commerce and Industry Inventory. It provides basic information describing economic activity in San Francisco. The immediate goal is to make local economic data available to community groups, businesses, and other private and public agencies. The long-term goal is to establish a consistent time series of economic information and to compile background information for updating the Commerce and Industry Element of the San Francisco General Plan.

This report includes an update of economic activity reported in previous Inventories, as well as new information. The 1995 data presented in this Inventory portray San Francisco's recovery from the recent recession, which is characterized by continued stabilization of the city's economy. Employment in San Francisco increased by over 1,000 jobs in 1995, while revenues from retail sales in the city grew by 6 percent over the previous year. Construction activity is slowly increasing, although it has not reached pre-recession levels.

This year's Inventory is presented in a different format from prior years. Contrary to prior years, a written description of San Francisco's economic trends has not been incorporated into the report. Instead, the tables and graphs have been prepared to be as self-explanatory as possible. Economic indicators and the variables contained within each data set are defined at the beginning of each chapter. Analysis of trends and policy recommendations regarding economic activity in San Francisco will be contained in Issue Papers to be published by the San Francisco Planning Department late this fall.

Like previous Inventories, this volume provides information about population, labor force, employment, unemployment, establishments, wages, retail sales, government revenues, land use, and building activity. Some sections incorporate data from the 1980s and 1970s in order to place current events within a historical perspective.

The inventory is organized into six chapters, including this Introduction. The Introduction explains how the various sections of the inventory are organized, describes the methodologies used, and defines the data formats and district boundaries that are used throughout the document.

Chapter 2, "Regional Overview," presents San Francisco's economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the Bay Area since 1970. This information is presented for four subregions: North Bay, East Bay, South Bay, and San Francisco. Employment data is also presented by industry groups. Unemployment indicators for the Bay Area, California, and the United States are included as well.

Chapters 3 through 6 describe basic San Francisco economic indicators. These four chapters, Employment, Establishments, Revenues, and Building, present data from various public and private agencies.

The "Employment" chapter, Chapter 3, provides specific information about San Francisco employment from 1983 to 1995, including wage and salary employment data, classified by Land Use Activity from 1983 to 1995. The information is also organized by Commerce and Industry District for 1995. A detailed explanation of the Land Use Activity classification, and Commerce and Industry Districts (C&I), can be found in section 1.1, "Data Formats."

Chapter 4, "Establishments," reports the number of locations where businesses are operated or where service and industrial operations are performed. These data focus on the number and distribution of San Francisco business establishments by Land Use Activity and C&I District, during 1995. Also shown are the number of business establishments by industry groups included within four major Land Use Activities. Classification of industry groups into Land use Activities is done through use of Standard Industrial Classification (SIC) codes. For a detailed explanation of the SIC codes used in Chapter 4, and elsewhere in the inventory, refer to section 1.1, Data Formats.

While the Employment and Establishments chapters measure San Francisco's economic performance in terms of employment and active business establishments, Chapter 5, "Revenues," supplies indicators to measure various levels of the city's economy in monetary terms. The chapter includes data related to wages, personal income, taxable retail sales and permits, city government revenues and expenditures, and businesses' gross receipts. Wages and proprietors' income figures are organized by Land Use Activity and industry group, reporting changes over the last decade. The personal income data are presented by place of work and major industry group. Taxable retail sales and permits are presented by type of business. City government revenues and expenditures are reported by source and function. Businesses' gross receipts are cross-tabulated by Land Use Activity and C&I District.

Chapter 6, "Building Activity," supplies information about construction activity in San Francisco by reporting the number of building permit applications, and the total construction cost related to permit applications from 1986 to 1995. These data are reported by Land Use Activity and Commerce and Industry District. Permit applications by permit status are reported for 1995.

1.1 DATA FORMATS

The data presented for the indicators mentioned above are described throughout the inventory in terms of time, type of activity, and geographical distribution. The indicators are measured by their specific units, such as employees, establishments, or dollars. Depending upon available data, the period of time covered ranges from a single year to the past two decades.

The Commerce and Industry Inventory provides a consistent framework for comparisons, cross-references, and cross-tabulations among indicators by using two specific data formats: the Land Use Activity classification which aggregates activities, land uses and industry groups; and the Commerce and Industry District (C&I) classification, which aggregates small geographical units into 10 large districts covering the city. To the extent pos-

sible, the data in the Inventory, which are gathered from different sources and in different formats, are aggregated into these two predefined formats. However, some of the data remain in their original formats because of limited detail in the original data source.

The Land Use Activity classification facilitates the use of economic information for studies related to land use policy development. It matches the type of economic activity with a corresponding type of building structure, as well as the prevalent land use pattern. This classification allows evaluations of employment, establishments, and monetary transactions within their physical environments. Since this classification has been built based on San Francisco business activities and land use patterns, the application to any environment outside of the city may require some adjustments. For example, mining activities in San Francisco only include administrative functions thus these have been classified as an Office activity. This may not be the case in other counties.

The Land Use Activity classification was obtained by combining Standard Industrial Classification (SIC) codes, types of buildings, and use of space. Based on the relationship of industry groups to the use of space and type of buildings the industry groups typically occupy, all industry groups have been organized into six Land Use Activities. The Standard Industrial Classification (SIC) system was established by the United States Department of Commerce to categorize all industries and economic activity. The last revision of this system occurred in 1987. This classification system categorizes business establishments according to the kind of product or service they provide. The SIC system is hierarchical. The first digit indicates the broadest categorizations, the first two digits indicate major industry groups within those broad categories, the first three digits indicate industry groups, and the four digit code corresponds to specific industries.

The Land Use Activities used in this Inventory are Office, Retail, Industrial, Hotel, Cultural/ Institutional, Government, and Residential. Table 1.1 correlates Land Use Activities with SIC codes.

Office activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities and government administrative functions. Three types of space are considered: primary offices which mainly include headquarters and large firms; secondary offices which include small professional offices and services; and walk-in customer facilities, such as banking.

Retail activity includes large and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.

The *Industrial* category covers activities related to processing and movement of goods, and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, communication, and public utilities. Most of these activities take place in large buildings and structures that can house machinery and industrial equipment. However, some of the food manufacturing and printing activities are located in small shops due

to the small scale of production, small machinery required, and/or the reliance on the retail component of their business.

Hotel activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.

TABLE 1.1
LAND USE ACTIVITY CLASSIFICATION

LAND USE ACTIVITY *Space Use*	EMPLOYMENT INDUSTRY GROUP	SIC CODE
OFFICE ACTIVITY	Agriculture & mining	0,1
	Transportation services	47
Examples: Headquarters offices, professional services, branch bank.	F.I.R.E	6
	Business services	73
	Legal services	81
	Engineering & architecture	871
	Management	874
	Accnting, research, & other serv.	872-3,89
	Public administration	9
RETAIL ACTIVITY	Department stores	53
	Food stores	54
Examples: Stores, restaurants, bars, commercial parking lots.	Apparel & accessory stores	56
	Eating & drinking places	58
	Other retail stores	52,5,7,9
	Personal services	72
	Auto repair and services	751,3,4
	Automobile parking	752
	Miscellaneous repair services	76
INDUSTRIAL ACTIVITY	Food manufacturing	20
	Apparel manufacturing	23
	Printing & publishing	27
Examples: Warehouses, factories, workshops, showrooms, port facilities.	Electronic manufacturing	36
	Other manufacturing	30-5, 37-9
	Durable goods wholesale	50
	Non durable goods wholesale	51
	Construction	15-17
	Transportation	40-2,44-5
	Communication	48
	Other public utilities	43,46,49
HOTEL ACTIVITY	Hotel	70
Examples: hotels, motels, B&Bs.		
CULTURAL/ INSTITUTIONAL ACTIVITY	Museums	84
	Membership organizations	86
	Amusement & recreation	79
Examples: Theaters, museums, nightclubs , hospitals, libraries, schools, churches.	Motion picture	78
	Health services	80
	Educational services	82
	Social services	83
GOVERNMENT ACTIVITY	Can be classified as Federal, State, and Local, according to data sources. Can include Office, Industrial, Cultural and Institutional spaces	
RESIDENTIAL ACTIVITY	Classification included in land use and construction activity sections	

Cultural/Institutional activities cover the social spectrum of the economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

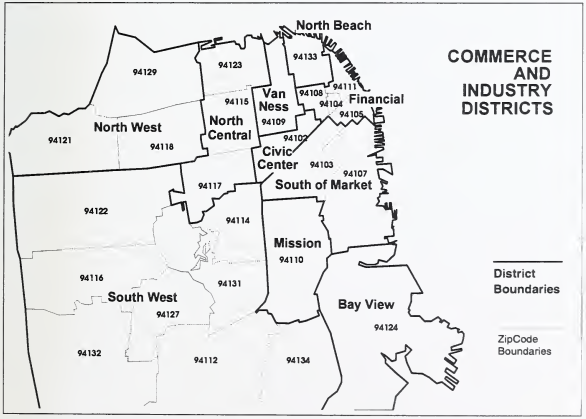
Government activity may include Office, Industrial, or Cultural/Institutional activities. This category is not characterized by specific activity, space, or land use pattern but is defined as a separate category because several data sources classify government as a separate employment or establishment category to facilitate standard economic analysis.

Residential activity is an additional category that is only considered in specific economic indicators, such as when describing land or

building uses and construction activity. It is not used in descriptions of employment or transactions. It includes residential units as well as residential hotels, single room occupancy dwellings, and live/work spaces.

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density and other spatial characteristics. Each district is defined by one or more postal zip codes, because zip code is usually the smallest geographical unit for which economic data are available. The district boundaries were also established to be as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to economic data. The Commerce and Industry District boundaries are shown on Map 1.1.

Districts are generally characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts represent intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial sites and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness Avenue district is delineated around a major commercial and transportation corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between the Financial



MAP 1.1

district and Bayview. The Financial district covers the most dense area with the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.

The C&I District formats are used when the original data are disaggregated by zip code, census tract, or any smaller unit. As collection of detailed data improves, this framework will be consistently used for most of the data presented in the Commerce and Industry Inventory annual series for purposes of comparison and trend analysis.

2.0 REGIONAL OVERVIEW

San Francisco continues to play an important role as a vital urban center with diverse linkages to the regional, as well as to the state, national, and global economies. Chapter 2, Regional Overview, supplies basic demographic and economic information from the past two decades about San Francisco and the region.

The Bay Area consists of nine counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 illustrates the location of these counties, which have been grouped into four subregions: North Bay, East Bay, South Bay, and San Francisco. These subregions have been defined based on commute patterns, and availability of employment information. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, the North Bay, the East Bay, and the South Bay - areas that represent the labor force base for San Francisco and the region, and define the three major commute corridors into San Francisco. When looking at the following tables one should keep in mind that the Bay Area covers 7,041 square miles in total, of which the North Bay represents 53 percent, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than 1 percent of land area in the region. Population densities in San Francisco are by far the highest within the Bay Area.

This section presents three sets of tables and graphs. The first set reports population, labor force, and employment by subregion from 1970 to 1995. The second set reports unemployment for San Francisco, the Bay Area, California, and the United States, from 1980 to 1995. The third set describes regional employment by industry group, by subregion, from 1985 to 1995. Each indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in average annual rates.

Population is defined as the total number of people who live in a specific area, such as a particular county or city. Population data from 1970 to 1990 are from the United States Department of Commerce, Bureau of the Census. The data covering 1991 to 1993 are estimates from the California Employment Development Department (EDD). The population data for 1994 and 1995 have been supplied by the California State Department of Finance (DOF), based on counts of housing units multiplied by estimated occupancy rates.

The civilian labor force consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data is based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data for 1970, 1980, 1990, and 1991 through 1994 are from EDD's Annual Planning Information reports, which provide information by county. Labor force data for 1995, also provided by EDD, was reported by Metropolitan Statistical Area (MSA). MSAs are used to facilitate the gathering and reporting of statistical data. They are designated by the United States Department of Commerce, and

defined as urbanized areas containing at least one city with a population over 50,000 and a total with surrounding areas of at least 100,000.

Unemployment is defined as civilians 16 years old and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to a job from which they had been laid off. Civilian unemployment statistics are based on place of residence. The *unemployment rate* is derived by dividing the number of unemployed persons by the civilian labor force. The unemployment data are from EDD and the United States Department of Commerce, Bureau of the Census.

Employment, as used in this inventory and defined by EDD, includes civilians 16 years old and older who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include persons who are self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes. Employment data for 1970, 1980, 1990, 1991 and 1992 are from Annual Planning Information Reports prepared by EDD at the county level. Employment data for 1993, 1994, and 1995 were estimated from information provided by EDD at the MSA level. These data were the only information available for the entire region over this time period that allow for comparisons among subregions.

MAP 2.1

Employment figures reported by industry are based on EDD data, over the period from 1985 to 1995. The employment data are reported using the Standard Industrial Classification (SIC) system at the one-digit level, which includes the following ten main industry groups: Fire, Insurance, and Real Estate (F.I.R.E.), Government, Services, Retail, Manufacturing, Construction/Mining, Wholesale Trade, Transportation, Communication/Utilities, and Agriculture. Government data includes all civilian employees of federal, state, and local government, regardless of the activity in which the employee is engaged. Agricultural data do not include farmers, unpaid family workers, veterinary, or other animal landscape and horticultural services. Construction data include employees of construction contractors and operative builders.

BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUBREGION 1970-1995
Number of Persons (1000s), Percentage Distribution, and Percentage Change

TABLE 2.1.1

POPULATION BY SUBREGION, 1970-1995

Number of Persons (1000s)	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	640	857	1,070	1,092	1,124	1,144	1,158	1,176
East Bay	1,632	1,762	2,083	2,112	2,150	2,192	2,215	2,246
South Bay	1,621	1,882	2,147	2,170	2,184	2,245	2,270	2,303
San Francisco	716	679	724	729	740	744	750	759
TOTAL	4,608	5,180	6,024	6,101	6,187	6,325	6,393	6,484

Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	13.9	16.5	17.8	17.9	18.2	18.1	18.1	18.1
East Bay	35.4	34.0	34.6	34.6	34.8	34.7	34.6	34.6
South Bay	35.2	36.3	35.6	35.6	35.3	35.5	35.5	35.5
San Francisco	15.5	13.1	12.0	11.9	12.0	11.8	11.7	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
North Bay	33.9	24.9	2.1	2.9	1.8	1.1	1.6	9.9
East Bay	8.0	18.2	1.4	1.8	2.0	1.1	1.3	7.8
South Bay	16.1	14.1	1.1	0.6	2.8	1.3	1.3	7.3
San Francisco	-5.2	6.6	0.7	1.5	0.5	1.1	0.9	4.8
TOTAL	12.4	16.3	1.3	1.4	2.2	1.2	1.3	7.6

LABOR FORCE BY SUBREGION, 1970-1995

Number of Persons (1000s)	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	241	406	562	565	580	585	589	585
East Bay	669	877	1,111	1,103	1,117	1,130	1,136	1,133
South Bay	686	1,017	1,223	1,205	1,212	1,227	1,230	1,226
San Francisco	340	365	405	400	400	407	403	398
TOTAL	1,936	2,665	3,301	3,273	3,309	3,349	3,358	3,342

Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	12.4	15.0	17.0	17.3	17.5	17.5	17.5	17.5
East Bay	34.6	32.5	33.7	33.7	33.8	33.7	33.8	33.9
South Bay	35.4	37.6	37.0	36.8	36.6	36.6	36.6	36.7
San Francisco	17.6	13.5	12.3	12.2	12.1	12.2	12.0	11.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
North Bay	68.5	37.7	0.5	2.7	0.9	0.7	-0.7	4.1
East Bay	31.1	26.1	-0.7	1.3	1.2	0.5	-0.3	2.0
South Bay	48.3	19.5	-1.5	0.6	1.2	0.2	-0.3	0.2
San Francisco	7.4	11.8	-1.2	0.0	1.8	-1.0	-1.2	-1.7
TOTAL	39.6	21.7	-0.8	1.1	1.2	0.3	-0.5	1.2

EMPLOYMENT BY SUBREGION, 1970-1995

Number of Persons (1000s)	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	101	275	382	388	387	390	394	399
East Bay	388	690	882	885	873	876	880	898
South Bay	444	937	1,118	1,114	1,096	1,098	1,100	1,126
San Francisco	375	549	559	547	527	522	523	524
TOTAL	1,307	2,456	2,941	2,934	2,883	2,886	2,885	2,890

Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995
North Bay	7.7	11.2	13.0	13.2	13.4	13.5	13.7	13.8
East Bay	29.7	28.1	30.0	30.2	30.3	30.4	30.5	31.1
South Bay	34.0	38.2	38.0	38.0	38.0	38.0	38.1	39.0
San Francisco	28.7	22.4	19.0	18.6	18.3	18.1	18.1	18.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

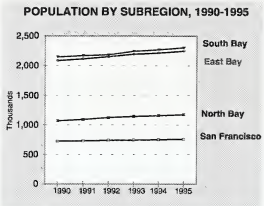
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-1995
North Bay	172.3	38.7	1.7	-0.2	0.8	0.5	1.3	4.6
East Bay	77.8	27.8	0.4	-1.3	0.3	0.1	2.0	1.8
South Bay	111.0	19.3	-0.4	-1.6	0.2	-0.5	2.4	0.7
San Francisco	46.4	1.8	-2.2	-3.6	-0.9	0.4	0.2	-6.3
TOTAL	87.9	19.7	-0.2	-1.7	0.1	0.0	0.2	-1.7

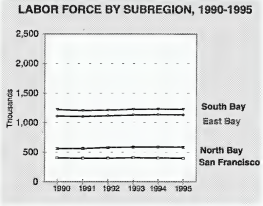
Source: San Francisco Planning Department
California Employment Development Department
Bureau of the Census

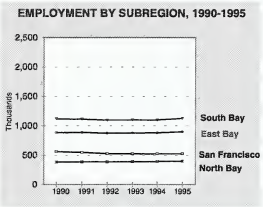
GRAPHS 2.2.1

BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUBREGION, 1990-1995

Thousands of People







Source: San Francisco Planning Department
California Employment Development Department

TABLE 2.2.1

BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT, 1980-1995
Thousands of People, Annual Percentage Distribution, Percentage Change, and Average Annual Rate

BAY AREA UNEMPLOYMENT BY SUBREGION, 1980-1995

Thousands of people	1980	1990	1991	1992	1993	1994	1995
North Bay	25	23	31	39	41	38	38
East Bay	54	47	60	73	74	72	62
South Bay	50	45	61	75	76	72	54
San Francisco	22	17	23	29	29	27	26
TOTAL	151	132	175	216	220	209	180

Percentage Distribution	1980	1990	1991	1992	1993	1994	1995
North Bay	16.3	17.4	17.7	18.1	18.6	18.2	21.1
East Bay	35.8	35.6	34.3	33.8	33.6	34.4	34.4
South Bay	33.1	34.1	34.9	34.7	34.5	34.4	30.0
San Francisco	14.4	12.9	13.1	13.4	13.2	12.9	14.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
North Bay	-6.5	34.8	25.8	5.1	-7.3	0.0	65.2
East Bay	-13.0	21.7	21.7	1.4	-2.7	-13.9	31.9
South Bay	-10.0	35.6	23.0	1.3	-5.3	-25.0	20.0
San Francisco	-22.0	35.3	26.1	0.0	-6.9	-3.7	52.9
TOTAL	-12.6	32.6	23.4	1.9	-5.0	-13.9	36.4

Annual Average Rate	1980	1990	1991	1992	1993	1994	1995
North Bay	6.5	4.1	5.4	6.7	7.0	6.4	6.4
East Bay	6.0	4.2	5.4	6.6	6.7	6.3	5.5
South Bay	4.8	3.7	5.1	6.2	6.3	5.9	4.4
San Francisco	6.3	4.1	5.7	7.2	7.2	6.6	6.4
TOTAL	5.6	4.0	5.3	6.5	6.7	6.2	5.4

CALIFORNIA AND UNITED STATES UNEMPLOYMENT, 1980-1995

Thousands of People	1980	1990	1991	1992	1993	1994	1995
California	790	850	1,141	1,396	1,410	1,330	1,217
United States	7,637	6,874	8,426	9,384	8,734	7,996	7,404

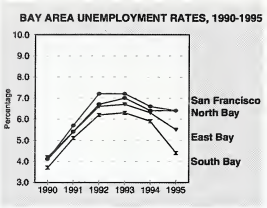
Annual Average Rate	1980	1990	1991	1992	1993	1994	1995
California	6.8	5.6	7.5	9.1	9.2	8.6	7.9
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6

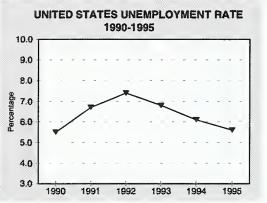
UNEMPLOYMENT FOR SAN FRANCISCO, BAY AREA, CALIFORNIA, AND UNITED STATES, 1980-1995

Annual Average Rate	1980	1990	1991	1992	1993	1994	1995
San Francisco	6.3	4.1	5.7	7.2	7.2	6.6	6.4
Bay Area	5.6	4.0	5.3	6.5	6.7	6.2	5.4
California	6.8	5.6	7.5	9.1	9.2	8.6	7.9
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6

Source: San Francisco Planning Department
California Employment Development Department
Bureau of the Census

GRAPHS 2.2.1 BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT, 1990-1995





Source: San Francisco Planning Department
California Employment Development Department

TABLE 2.3.1

BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 1985-1995
Thousands of Jobs, Percentage Distribution, and Percentage Change

Thousands of Jobs

INDUSTRY	1985	1990	1991	1992	1993	1994	1995
F.I.R.E.	195	205	205	206	207	202	193
Government	426	458	459	454	447	444	440
Services	666	807	825	831	857	871	918
Retail	445	495	486	468	472	474	483
Manufacturing	481	481	472	455	444	446	444
Construction/Mining	115	130	125	118	113	114	118
Wholesale Trade	156	174	171	163	155	156	165
Transportation	89	102	103	101	104	103	108
Communication/Utilities	73	66	66	65	65	62	60
Agriculture	21	23	22	22	23	18	13
TOTAL	2,667	2,941	2,934	2,883	2,886	2,890	2,942

Percentage Distribution by Industry Group

INDUSTRY	1985	1990	1991	1992	1993	1994	1995
F.I.R.E.	7.3	7.0	7.0	7.1	7.2	7.0	6.6
Government	16.0	15.6	15.6	15.7	15.5	15.4	15.0
Services	25.0	27.4	28.1	28.8	29.7	30.1	31.2
Retail	16.7	16.8	16.6	16.2	16.4	16.4	16.4
Manufacturing	18.0	16.4	16.1	15.8	15.4	15.4	15.1
Construction/Mining	4.3	4.4	4.3	4.1	3.9	3.9	4.0
Wholesale Trade	5.8	5.9	5.8	5.7	5.4	5.4	5.6
Transportation	3.3	3.5	3.5	3.5	3.6	3.6	3.7
Communication/Utilities	2.7	2.2	2.2	2.3	2.3	2.1	2.0
Agriculture	0.8	0.8	0.7	0.8	0.8	0.6	0.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

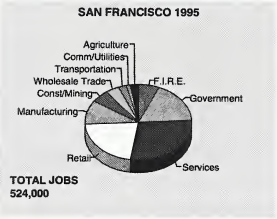
INDUSTRY	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
F.I.R.E.	5.1	0.0	0.5	0.5	-2.4	-5.9	-5.9
Government	7.5	0.2	-1.1	-1.5	-0.7	-4.1	-3.9
Services	21.2	2.2	0.7	3.1	1.6	11.3	13.8
Retail	11.2	-1.8	-3.7	0.9	0.4	-0.6	-2.4
Manufacturing	0.0	-1.9	-3.6	-2.4	0.5	-5.9	-7.7
Construction/Mining	13.0	-3.8	-5.6	-4.2	0.9	-5.6	-9.2
Wholesale Trade	11.5	-1.7	-4.7	-4.9	0.6	-3.5	-5.2
Transportation	14.6	1.0	-1.9	3.0	-1.0	4.9	5.9
Communication/Utilities	-9.6	0.0	-1.5	0.0	-4.6	-9.1	-9.1
Agriculture	9.5	-4.3	0.0	4.5	-21.7	-40.9	-43.5
TOTAL	10.3	-0.2	-1.7	0.1	0.1	0.3	0.0

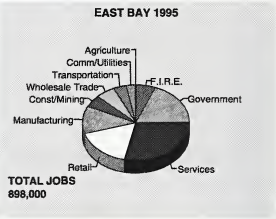
Source: San Francisco Planning Department
California Employment Development Department

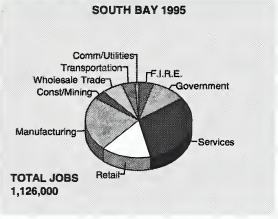
GRAPHS 2.3.1

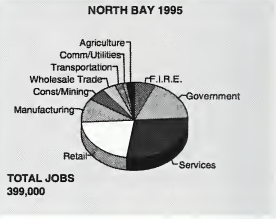
BAY AREA EMPLOYMENT GROUP AND SUBREGION, 1995

Percentage Distribution









Source: San Francisco Planning Department
California Employment Development Department

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION, 1985-1995
Thousands of Jobs

TABLE 2.3.2

INDUSTRY GROUP/ Subregion	1985	1990	1991	1992	1993	1994	1995
F.I.R.E.							
North Bay	20	23	24	25	26	25	25
East Bay	45	56	55	58	59	57	53
South Bay	49	53	54	53	54	52	50
San Francisco	81	73	72	70	68	68	65
Regional Total	195	205	205	206	207	202	193
GOVERNMENT							
North Bay	70	74	75	74	72	72	71
East Bay	154	168	169	170	170	170	170
South Bay	112	123	123	122	121	120	118
San Francisco	89	93	92	88	85	83	82
Regional Total	426	458	459	454	447	445	441
SERVICES							
North Bay	74	97	105	104	107	109	113
East Bay	171	221	229	230	238	244	257
South Bay	250	293	299	309	322	331	353
San Francisco	172	196	192	188	191	187	195
Regional Total	667	807	825	831	857	871	918
RETAIL							
North Bay	67	82	82	81	84	85	87
East Bay	146	165	160	152	153	152	152
South Bay	158	170	168	163	164	165	171
San Francisco	74	78	76	72	71	72	74
Regional Total	445	495	486	468	472	474	484
MANUFACTURING							
North Bay	34	39	37	39	39	41	41
East Bay	100	111	110	109	103	102	106
South Bay	305	293	286	270	265	266	265
San Francisco	42	38	39	37	37	36	32
Regional Total	481	481	472	455	444	445	444
CONSTRUCTION/MINING							
North Bay	18	25	24	23	21	21	21
East Bay	41	48	46	44	44	44	45
South Bay	41	43	41	39	37	38	39
San Francisco	14	14	14	12	12	12	12
Regional Total	114	130	125	118	113	115	117
WHOLESALE TRADE							
North Bay	12	16	16	16	15	16	17
East Bay	45	52	55	53	51	52	54
South Bay	64	76	74	70	66	66	71
San Francisco	35	30	26	24	22	22	24
Regional Total	156	174	171	163	155	156	166
TRANSPORTATION							
North Bay	6	7	7	8	8	9	9
East Bay	27	30	30	28	30	32	34
South Bay	35	45	46	46	46	42	44
San Francisco	21	20	20	19	19	20	20
Regional Total	89	102	103	101	104	103	107
COMMUNICATION/UTILITIES							
North Bay	7	7	7	7	6	6	5
East Bay	22	28	28	26	27	25	25
South Bay	18	14	15	15	15	15	14
San Francisco	26	17	17	17	17	17	15
Regional Total	73	66	66	65	65	63	59
AGRICULTURE							
Regional Total	21	23	22	22	23	18	21

Source: San Francisco Planning Department
California Employment Development Department

TABLE 2.3.3

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION, 1985-1995
Annual Percentage distribution

INDUSTRY GROUP/ Subregion	1985	1990	1991	1992	1993	1994	1995
F.I.R.E.							
North Bay	10.3	11.4	11.7	12.0	12.6	12.4	13.0
East Bay	23.0	27.2	26.7	28.1	28.5	28.2	27.5
South Bay	25.2	25.8	26.4	25.9	26.1	25.7	25.9
San Francisco	41.5	35.6	35.2	34.0	32.9	33.7	33.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
GOVERNMENT							
North Bay	16.5	16.2	16.3	16.4	16.1	16.2	16.1
East Bay	36.3	36.7	36.8	37.4	38.0	38.2	38.5
South Bay	26.4	26.9	26.8	26.8	27.1	27.0	26.8
San Francisco	20.8	20.3	20.0	19.4	19.0	18.7	18.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
SERVICES							
North Bay	11.0	12.0	12.7	12.5	12.5	12.5	12.3
East Bay	25.7	27.4	27.8	27.7	27.8	28.0	28.0
South Bay	37.5	36.3	36.3	37.2	37.6	38.0	38.5
San Francisco	25.8	24.3	23.2	22.6	22.3	21.5	21.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
RETAIL							
North Bay	15.1	16.6	17.0	17.3	17.8	17.9	18.0
East Bay	32.8	33.4	32.8	32.5	32.4	32.1	31.4
South Bay	35.6	34.4	34.5	34.8	34.7	34.8	35.3
San Francisco	16.6	15.8	15.7	15.4	15.0	15.2	15.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
MANUFACTURING							
North Bay	7.1	8.1	7.8	8.6	8.8	9.2	9.2
East Bay	20.8	23.1	23.3	24.0	23.2	22.9	23.9
South Bay	63.3	61.0	60.6	59.3	59.7	59.8	59.7
San Francisco	8.7	7.9	8.3	8.1	8.3	8.1	7.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
CONSTRUCTION/MINING							
North Bay	15.4	19.4	19.4	19.4	18.6	18.3	17.9
East Bay	36.3	36.7	36.5	37.3	38.9	38.3	38.5
South Bay	35.9	33.2	32.9	32.9	32.7	33.0	33.3
San Francisco	12.4	10.7	11.3	10.3	10.6	10.4	10.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
WHOLESALE TRADE							
North Bay	7.8	8.9	9.4	9.8	9.7	10.3	10.2
East Bay	28.5	30.1	31.9	32.3	32.9	33.3	32.5
South Bay	40.9	43.8	43.4	43.0	42.6	42.3	42.8
San Francisco	22.4	17.1	15.2	14.9	14.2	14.1	14.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TRANSPORTATION							
North Bay	6.8	7.0	6.7	7.5	7.7	8.7	8.4
East Bay	30.2	29.8	29.2	27.8	28.8	31.1	31.8
South Bay	39.4	43.8	44.8	45.7	44.2	40.8	41.1
San Francisco	23.5	19.4	19.3	19.0	18.3	19.4	18.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
COMMUNICATION/ UTILITIES							
North Bay	8.9	10.3	10.6	10.9	9.2	9.5	8.5
East Bay	30.3	42.6	42.1	40.3	41.5	39.7	42.4
South Bay	24.4	21.3	21.9	22.5	23.1	23.8	23.7
San Francisco	35.7	25.8	25.5	26.4	26.2	27.0	25.4
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: San Francisco Planning Department
California Employment Development Department

TABLE 2.3.4

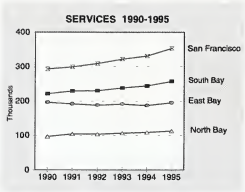
BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION, 1985-1995
Percentage Change

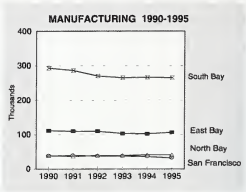
INDUSTRY GROUP/ Subregion	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
F.I.R.E.							
North Bay	15.8	2.1	3.3	5.3	3.8	0.0	6.8
East Bay	23.8	-1.8	5.7	2.1	-3.4	-7.0	-4.8
South Bay	7.5	2.1	-1.5	1.5	-3.7	-3.8	-5.5
San Francisco	-9.9	-1.4	-2.8	-2.9	1.5	-4.4	-11.0
Regional Total	4.9	-0.2	0.5	0.6	-1.0	-4.5	-5.9
GOVERNMENT							
North Bay	5.8	0.3	-0.3	-3.2	-1.4	-1.4	-4.6
East Bay	8.9	0.4	0.8	0.0	0.0	0.0	1.2
South Bay	9.8	-0.2	-1.2	-0.5	0.0	-1.7	-4.3
San Francisco	4.9	-1.1	-4.3	-3.4	-1.2	-1.2	-11.8
Regional Total	7.6	0.2	-1.1	-1.5	-0.2	-0.9	-3.7
SERVICES							
North Bay	31.7	7.9	-0.6	2.9	0.9	3.7	16.6
East Bay	29.0	3.6	0.4	3.5	2.1	5.3	16.2
South Bay	17.2	2.2	3.3	4.2	0.3	6.6	20.6
San Francisco	14.0	-2.2	-1.9	1.6	0.5	4.3	-0.5
Regional Total	21.0	2.3	0.7	3.1	0.9	5.4	13.8
RETAIL							
North Bay	22.2	0.4	-1.7	3.7	1.2	2.4	6.0
East Bay	13.0	-3.3	-4.8	0.7	-0.7	0.0	-7.9
South Bay	7.6	-1.6	-2.7	0.6	0.6	3.6	0.4
San Francisco	5.4	-2.1	-5.7	-1.4	1.4	2.8	-5.1
Regional Total	11.2	-1.8	-3.7	0.9	0.4	2.1	-2.2
MANUFACTURING							
North Bay	12.8	-4.7	5.7	0.0	2.6	0.0	5.9
East Bay	11.0	-1.2	-0.3	-5.9	-1.9	3.9	-4.5
South Bay	-3.8	-2.5	-5.5	-1.9	-2.6	-0.4	-9.6
San Francisco	-9.5	3.1	-5.6	0.0	0.0	-11.1	-15.8
Regional Total	-0.0	-1.9	-3.4	-2.5	-1.8	-0.2	-7.6
CONSTRUCTION/MINING							
North Bay	42.6	-3.6	-5.0	-8.7	0.0	0.0	-16.3
East Bay	15.0	-4.4	-2.9	-0.5	-2.3	2.3	-5.5
South Bay	4.9	-4.7	-4.9	-5.1	2.7	2.6	-9.3
San Francisco	-2.4	1.8	-13.0	-2.1	0.0	0.0	-13.4
Regional Total	13.5	-3.7	-5.1	-4.6	0.9	1.7	-9.7
WHOLESALE TRADE							
North Bay	28.1	3.9	-0.6	-6.3	6.7	6.3	9.7
East Bay	17.8	4.0	-3.3	-3.2	2.0	3.8	3.1
South Bay	19.6	-2.9	-5.5	-5.7	0.0	7.6	-6.9
San Francisco	-14.8	-12.8	-6.8	-9.2	0.0	9.1	-19.5
Regional Total	11.6	-1.9	-4.6	-4.9	0.0	6.4	-4.6
TRANSPORTATION							
North Bay	16.4	-2.8	8.7	6.7	0.0	0.0	26.8
East Bay	12.6	-1.6	-6.4	7.1	3.3	6.3	11.8
South Bay	27.0	2.7	0.2	0.0	0.0	4.8	-1.6
San Francisco	-5.6	0.2	-3.5	-0.8	-5.3	0.0	1.0
Regional Total	14.3	0.5	-1.8	3.3	0.0	3.9	4.9
COMMUNICATION/ UTILITIES							
North Bay	4.6	2.9	0.0	-14.3	0.0	-16.7	-26.5
East Bay	26.7	-0.4	-6.8	3.8	-7.4	0.0	-10.7
South Bay	-21.3	3.6	0.0	3.4	0.0	-6.7	0.0
San Francisco	-34.8	-0.5	0.5	0.0	-5.9	-11.8	-11.8
Regional Total	-9.9	0.8	-2.7	0.8	-3.1	-6.3	-10.3
AGRICULTURE							
Regional Total	9.5	-4.3	0.5	4.1	0.0	-2.1	1.6

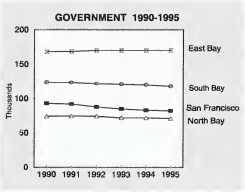
Source: San Francisco Planning Department
California Employment Development Department

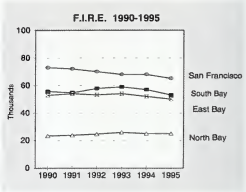
GRAPHS 2.3.2 BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION, 1990-1995

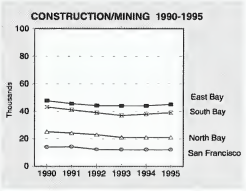
Thousands of People

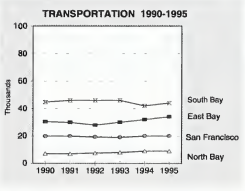


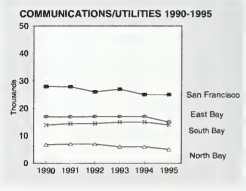












Source: San Francisco Planning Department
California Employment Development Department

3.0 EMPLOYMENT

Chapter 3 provides information about employment trends in San Francisco from 1983 to 1995. Job quantity and growth are both major indicators of San Francisco's economic vitality. The employment data presented in this chapter are from the California Employment Development Department (EDD). The data are based on payroll jobs in San Francisco. As such, they do not include self-employed workers, who are estimated to represent about 10 percent of total employment in the city.

Employment as reported in this section includes those who are civilians 16 years old and older who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco employment pool, no matter where he or she lives. These data do not include persons who are self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.

Section 3.1 describes San Francisco employment by Land Use Activity, from 1983 to 1995. Section 3.2 shows the city's employment trends in further detail by presenting employment information for specific industry groups within each Land Use Activity, from 1983 to 1995. The tables in sections 3.1 and 3.2 show the annual average number of jobs, annual percentage distributions, and percentage changes.

Section 3.3 presents San Francisco employment in its geographic context. In this section, employment data is shown cross-tabulated by Commerce and Industry (C&I) District and ten industry groups, for 1995. The ten industry groups correspond to Standard Industrial Classification (SIC) codes at the one digit level, which is the broadest categorization of SIC codes. These data are presented by the ten industry groups rather than Land Use Activities because Land Use Activities are obtained by combining data at the two digit SIC code level. For a detailed explanation of the Land Use Activity classification, C&I Districts, and SIC codes, refer to the Data Formats section in the Introduction.

In section 3.3, there are some cases where the number of jobs for a particular C&I District and industry group is not large enough to protect the anonymity of employers or employees. For C&I Districts and industry groups where this has occurred, EDD has not disclosed the corresponding number of jobs. These cases are marked in Table 3.3.1 with an asterisk. As a result of this constraint above, Table 3.3.1 does not include the total number of jobs or the percentage distribution in San Francisco.

TABLE 3.1.1

EMPLOYMENT BY LAND USE ACTIVITY, 1983-1995
Annual Average

Thousands of Jobs

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983	174,032	81,308	148,700	13,470	90,988	35,188	314	544,000
1984	176,320	85,054	147,808	14,713	90,629	34,650	826	550,000
1985	176,753	86,295	144,998	14,373	93,624	35,644	812	552,500
1986	179,256	87,391	140,106	14,532	94,252	34,631	1,332	551,500
1987	178,085	87,821	135,232	15,662	97,362	34,818	2,421	551,400
1988	181,035	87,329	131,644	17,688	98,018	35,353	1,233	552,300
1989	185,794	88,560	127,215	16,259	100,682	35,453	1,936	555,900
1990	186,988	87,738	125,620	17,741	104,347	34,938	1,629	559,000
1991	176,692	84,946	122,692	18,446	107,242	35,678	1,104	546,800
1992	169,441	79,654	118,023	17,824	108,370	32,600	988	526,900
1993	170,378	80,050	114,411	17,297	105,323	32,722	1,319	521,500
1994	168,607	79,625	114,918	17,961	106,809	33,400	1,472	522,800
1995	167,379	81,878	114,007	18,287	109,546	31,624	1,383	524,103

Percentage Distribution by Land Use Activity

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983	32.0	14.9	27.3	2.5	16.7	6.5	0.1	100.0
1984	32.1	15.5	26.9	2.7	16.5	6.3	0.2	100.0
1985	32.0	15.6	26.2	2.6	16.9	6.5	0.1	100.0
1986	32.5	15.8	25.4	2.6	17.1	6.3	0.2	100.0
1987	32.3	15.9	24.5	2.8	17.7	6.3	0.4	100.0
1988	32.8	15.8	23.8	3.2	17.7	6.4	0.2	100.0
1989	33.4	15.9	22.9	2.9	18.1	6.4	0.3	100.0
1990	33.5	15.7	22.5	3.2	18.7	6.3	0.3	100.0
1991	32.3	15.5	22.4	3.4	19.6	6.5	0.2	100.0
1992	32.2	15.1	22.4	3.4	20.6	6.2	0.2	100.0
1993	32.7	15.3	21.9	3.3	20.2	6.3	0.3	100.0
1994	32.3	15.2	22.0	3.4	20.4	6.4	0.3	100.0
1995	31.9	15.6	21.8	3.5	20.9	6.0	0.3	100.0

Percentage Change by Land Use Activity

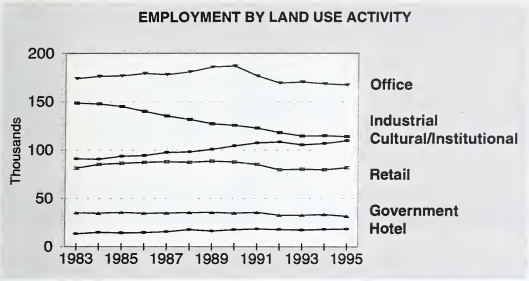
Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983-84	1.3	4.6	-0.6	9.2	-0.4	-1.5	163.0	1.1
1984-85	0.2	1.5	-1.9	-2.3	3.3	2.9	-1.7	0.5
1985-86	1.4	1.3	-3.4	1.1	0.7	-2.8	64.0	-0.2
1986-87	-0.7	0.5	-3.5	7.8	3.3	0.5	81.8	-0.0
1987-88	1.7	-0.6	-2.7	12.9	0.7	1.5	-49.1	0.2
1988-89	2.6	1.4	-3.4	-8.1	2.7	0.3	57.0	0.7
1989-90	0.6	-0.9	-1.3	9.1	3.6	-1.5	-15.9	0.6
1990-91	-5.5	-3.2	-2.3	4.0	2.8	2.1	-32.2	-2.2
1991-92	-4.1	-6.2	-3.8	-3.4	1.1	-8.6	-10.5	-3.6
1992-93	0.6	0.5	-3.1	-3.0	-2.8	0.4	33.5	-1.0
1993-94	-1.0	-0.5	0.4	3.8	1.4	2.1	11.6	0.2
1994-95	-0.7	2.8	-0.8	1.8	2.6	-5.3	-6.0	0.2
1990-95	-10.5	-6.7	-9.2	3.1	5.0	-9.5	-15.1	-6.2

Source: San Francisco Planning Department
California Employment Development Department

EMPLOYMENT BY LAND USE ACTIVITY, 1983-1995
Annual Average

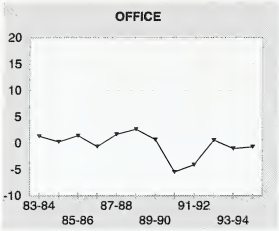
Thousands of Jobs

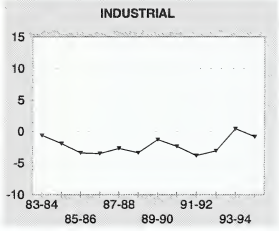
GRAPH 3.1.1

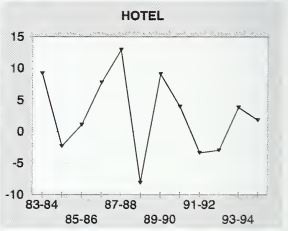


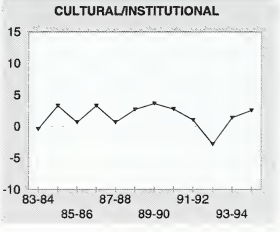
Source: San Francisco Planning Department
California Employment Development Department

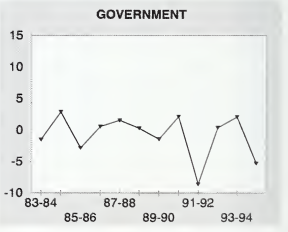
GRAPH 3.1.2 **EMPLOYMENT ANNUAL GROWTH RATES BY LAND USE ACTIVITY, 1983-1995**











Source: San Francisco Planning Department
California Employment Development Department

TABLE 3.2.1

OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1983-1995

Thousands of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Agricultural	3,444	3,219	3,142	2,783	2,441	1,820	1,613	1,824	1,809	1,834	1,956	2,125	1,784
Finance	53,231	52,531	53,189	52,083	48,031	44,683	42,943	42,135	40,605	38,975	37,982	37,196	35,536
Insurance	21,647	20,832	20,487	21,034	20,696	20,656	19,235	18,144	18,380	18,746	18,028	16,961	15,581
Real Estate	10,891	10,813	10,927	11,612	11,842	12,419	13,063	13,433	14,786	11,894	11,656	12,253	12,276
Office Services	72,631	75,851	74,809	76,610	77,873	82,120	88,464	90,644	81,744	79,930	83,460	83,999	86,214
Legal	12,189	13,074	14,198	15,134	17,203	19,338	20,475	20,807	19,367	18,061	17,297	16,074	15,988
TOTAL	174,032	176,320	176,753	179,256	178,085	181,035	185,794	186,988	176,692	169,441	170,378	168,607	167,379

Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Agricultural	2.0	1.8	1.8	1.6	1.4	1.0	0.9	1.0	1.0	1.1	1.1	1.3	1.1
Finance	30.6	29.8	30.1	29.1	27.0	24.7	23.1	22.5	23.0	23.0	22.3	22.1	21.2
Insurance	12.4	11.8	11.6	11.7	11.6	11.4	10.4	9.7	10.4	11.1	10.6	10.1	9.3
Real Estate	6.3	6.1	6.2	6.5	6.6	6.9	7.0	7.2	8.4	7.0	6.8	7.3	7.3
Office Services	41.7	43.0	42.3	42.7	43.7	45.4	47.6	48.5	46.3	47.2	49.0	49.8	51.5
Legal	7.0	7.4	8.0	8.4	9.7	10.7	11.0	11.1	11.0	10.7	10.2	9.5	9.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
Agricultural	-6.5	-2.4	-11.4	-12.3	-25.5	-11.3	13.1	-0.8	1.4	6.6	8.6	-16.0	-2.2
Finance	-1.3	1.3	-2.1	-7.8	-7.0	-3.9	-1.9	-3.6	-4.0	-2.5	-2.1	-4.5	-15.7
Insurance	-3.8	-1.7	2.7	-1.6	-0.2	-6.9	-5.7	1.3	2.0	-3.8	-5.9	-8.1	-14.1
Real Estate	-0.7	1.1	6.3	2.0	4.9	5.2	2.8	10.1	-19.6	-2.0	5.1	0.2	-8.6
Office Services	4.4	-1.4	2.4	1.6	5.5	7.7	2.5	-9.8	-2.2	4.4	0.6	2.6	-4.9
Legal	7.3	8.6	6.6	13.7	12.4	5.9	1.6	-6.9	-6.7	-4.2	-7.1	-0.5	-23.2
TOTAL	1.3	0.2	1.4	-0.7	1.7	2.6	0.6	-5.5	-4.1	0.6	-1.0	-0.7	-10.5

Source: San Francisco Planning Department
California Employment Development Department

TABLE 3.2.2

RETAIL EMPLOYMENT BY INDUSTRY GROUPS, 1983-1995

Thousands of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Department	8,508	8,653	7,971	7,700	7,824	7,924	7,889	8,129	7,692	6,572	5,915	4,956	4,758
Food stores	7,080	7,427	7,625	7,978	7,907	8,165	8,516	7,999	8,222	7,993	7,654	7,623	7,871
Apparel stores	7,482	7,419	7,468	7,404	7,188	7,968	9,101	9,214	8,992	8,503	8,920	8,585	8,448
Restaurants	29,691	31,290	31,911	32,761	32,840	31,336	31,999	31,305	31,715	29,835	31,304	31,965	33,606
Other retail	17,537	18,656	19,621	20,068	20,190	20,563	20,949	20,789	19,107	17,367	16,515	16,895	17,606
Services & repairs	11,010	11,609	11,700	11,481	11,871	11,372	10,105	10,302	9,217	9,383	9,741	9,601	9,589
TOTAL	81,308	85,054	86,295	87,391	87,821	87,329	88,560	87,738	84,946	79,654	80,050	79,625	81,878

Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Department	10.5	10.2	9.2	8.8	8.9	9.1	8.9	9.3	9.1	8.3	7.4	6.2	5.8
Food stores	8.7	8.7	8.8	9.1	9.0	9.4	9.6	9.1	9.7	10.0	9.6	9.6	9.6
Apparel stores	9.2	8.7	8.7	8.5	8.2	9.1	10.3	10.5	10.6	10.7	11.1	10.8	10.3
Restaurants	36.5	36.8	37.0	37.5	37.4	35.9	36.1	35.7	37.3	37.5	39.1	40.1	41.0
Other retail	21.6	21.9	22.7	23.0	23.0	23.5	23.7	23.7	22.5	21.8	20.6	21.2	21.5
Services & repairs	13.5	13.6	13.6	13.1	13.5	13.0	11.4	11.7	10.9	11.8	12.2	12.1	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
Department	1.7	-7.9	-3.4	1.6	1.3	-0.4	3.0	-5.4	-14.6	-10.0	-16.2	-4.0	-4.4
Food stores	4.9	2.7	4.6	-0.9	3.3	4.3	-6.1	2.8	-2.8	-4.2	-0.4	3.3	13.0
Apparel stores	-0.8	0.7	-0.9	-2.9	10.8	14.2	1.2	-2.4	-5.4	4.9	-3.8	-1.6	23.2
Restaurants	5.4	2.0	2.7	0.2	-4.6	2.1	-2.2	1.3	-5.9	4.9	2.1	5.1	5.4
Other retail	6.4	5.2	2.3	0.6	1.8	1.9	-0.8	-8.1	-9.1	-4.9	2.3	4.2	18.5
Services & repairs	5.4	0.8	-1.9	3.4	-4.2	-11.1	1.9	-10.5	1.8	3.8	-1.4	-0.1	-6.4
TOTAL	4.6	1.5	1.3	0.5	-0.6	1.4	-0.9	-3.2	-6.2	0.5	-0.5	2.8	7.9

Source: San Francisco Planning Department
California Employment Development Department

TABLE 3.2.3

INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS

Thousands of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Construction	14,137	13,175	14,188	15,229	15,741	15,018	14,141	15,066	14,104	11,585	11,246	11,112	11,836
Transportation	24,483	24,839	25,163	25,517	25,626	25,025	24,165	24,453	27,531	26,924	26,208	26,666	25,556
Public Utilities	9,798	10,046	10,684	10,735	9,835	9,377	8,983	9,069	9,498	9,527	8,941	8,604	9,820
Communication	19,731	19,062	17,190	13,089	10,982	10,013	9,142	9,911	9,054	10,082	9,994	10,438	9,241
Wholesale	33,264	34,410	35,480	34,881	32,095	31,641	31,435	29,568	24,672	23,484	21,901	21,949	23,051
Food Processing.	8,769	7,570	6,988	7,076	6,938	5,839	4,992	4,386	4,986	4,857	4,971	4,067	3,183
Apparel Manufacturing	12,390	12,936	11,928	11,652	12,252	12,965	13,034	13,906	14,057	14,094	14,600	14,704	14,812
Printing	9,062	9,164	8,591	9,265	9,296	9,992	10,038	9,001	8,910	8,195	8,538	8,883	8,186
Other	17,068	16,608	14,787	12,663	12,466	11,775	11,284	10,260	9,880	9,274	8,011	8,496	8,323
TOTAL	148,700	147,808	144,998	140,106	135,232	131,644	127,215	125,620	122,692	118,023	114,411	114,918	114,007

Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Construction	9.5	8.9	9.8	10.9	11.6	11.4	11.1	12.0	11.5	9.8	9.8	9.7	10.4
Transportation	16.5	16.8	17.4	18.2	18.9	19.0	19.0	19.5	22.4	22.8	22.9	23.2	22.4
Public Utilities	6.6	6.8	7.4	7.7	7.3	7.1	7.1	7.2	7.7	8.1	7.8	7.5	8.6
Communication	13.3	12.9	11.9	9.3	8.1	7.6	7.2	7.9	7.4	8.5	8.7	9.1	8.1
Wholesale	22.4	23.3	24.5	24.9	23.7	24.0	24.7	23.5	20.1	19.9	19.1	19.1	20.2
Food Processing.	5.9	5.1	4.8	5.1	5.1	4.4	3.9	3.5	4.1	4.1	4.3	3.5	2.8
Apparel Manufacturing	8.3	8.8	8.2	8.3	9.1	9.8	10.2	11.1	11.5	11.9	12.8	12.8	13.0
Printing	6.1	6.2	5.9	6.6	6.9	7.6	7.9	7.2	7.3	6.9	7.5	7.7	7.2
Other	11.5	11.2	10.2	9.0	9.2	8.9	8.9	8.2	8.1	7.9	7.0	7.4	7.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
Construction	-6.8	7.7	7.3	3.4	-4.6	-5.8	6.5	-6.4	-17.9	-2.9	-1.2	6.5	-21.4
Transportation	1.5	1.3	1.4	0.4	-2.3	-3.4	1.2	12.6	-2.2	-2.7	1.7	-4.2	4.5
Public Utilities	2.5	6.4	0.5	-8.4	-4.7	-4.2	1.0	4.7	0.3	-6.2	-3.8	14.1	8.3
Communication	-3.4	-9.8	-23.9	-16.1	-8.8	-8.7	8.4	-8.6	11.4	-0.9	4.4	-11.5	-6.8
Wholesale	3.4	3.1	-1.7	-8.0	-1.4	-0.7	-5.9	-16.6	-4.8	-6.7	0.2	5.0	-22.0
Food Processing.	-13.7	-7.7	1.3	-2.0	-15.8	-14.5	-12.1	13.7	-2.6	2.4	-18.2	-21.7	-27.4
Apparel Manufacturing	4.4	-7.8	-2.3	5.2	5.8	0.5	6.7	1.1	0.3	3.6	0.7	0.7	6.5
Printing	1.1	-6.2	7.8	0.3	7.5	0.5	-10.3	-1.0	-8.0	4.2	4.0	-7.8	-9.1
Other	-2.7	-11.0	-14.4	-1.6	-5.5	-4.2	-9.1	-3.7	-6.1	-13.6	6.1	-2.0	-18.9
TOTAL	-0.6	-1.9	-3.4	-3.5	-2.7	-3.4	-1.3	-2.3	-3.8	-3.1	0.4	-0.8	-9.2

Source: San Francisco Planning Department
California Employment Development Department

TABLE 3.2.4

CULTURAL/INSTITUTIONAL EMPLOYMENT BY INDUSTRY GROUPS

Thousands of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Film & Recreation	9,510	9,402	9,347	9,108	9,988	10,513	10,605	10,927	10,475	10,188	10,957	11,259	11,765
Health Services	32,504	32,025	33,259	33,782	35,310	34,384	35,089	35,739	37,326	40,154	36,576	36,146	36,172
Educational Services	29,837	29,270	30,072	30,675	30,751	30,735	31,089	32,223	32,732	32,842	31,828	33,114	33,672
Social Services	7,637	6,800	7,409	7,976	7,805	8,659	9,172	10,738	11,137	10,791	11,530	12,186	13,053
Other	11,500	13,132	13,537	12,710	13,508	13,726	14,727	14,719	15,573	14,395	14,431	14,105	14,683
TOTAL	90,988	90,629	93,624	94,252	97,362	98,018	100,682	104,347	107,242	108,370	105,323	106,809	109,546

Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Film & Recreation	10.5	10.4	10.0	9.7	10.3	10.7	10.5	10.5	9.8	9.4	10.4	10.5	10.7
Health Services	35.7	35.3	35.5	35.8	36.3	35.1	34.9	34.3	34.8	37.1	34.7	33.8	33.0
Educational Services	32.8	32.3	32.1	32.5	31.6	31.4	30.9	30.9	30.5	30.3	30.2	31.0	30.9
Social Services	8.4	7.5	7.9	8.5	8.0	8.8	9.1	10.3	10.4	10.0	10.9	11.4	11.9
Other	12.6	14.5	14.5	13.5	13.9	14.0	14.6	14.1	14.5	13.3	13.7	13.2	13.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

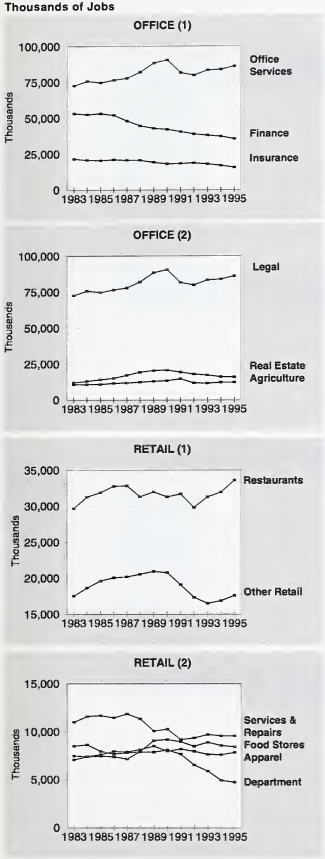
Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1990-95
Film & Recreation	-1.1	-0.6	-2.6	9.7	5.3	0.9	3.0	-4.1	-2.7	7.5	2.8	4.5	-7.1
Health Services	-1.5	3.9	1.6	4.5	-2.6	2.0	1.9	4.4	7.6	-8.9	-1.2	0.1	-1.2
Educational Services	-1.9	2.7	2.0	0.2	-0.1	1.1	3.6	1.6	0.3	-3.1	4.0	2.3	-4.9
Social Services	-11.0	9.0	7.7	-2.1	10.9	5.9	17.1	3.7	-3.1	6.9	5.7	7.1	-17.7
Other	14.2	3.1	-6.1	6.3	1.6	7.3	-0.1	5.8	-7.6	0.2	-2.3	4.1	0.2
TOTAL	-0.4	3.3	0.7	3.3	0.7	2.7	3.6	2.8	1.1	-2.8	1.4	2.6	-4.7

Source: San Francisco Planning Department
California Employment Development Department

EMPLOYMENT BY INDUSTRY, 1983-1995

Thousands of Jobs

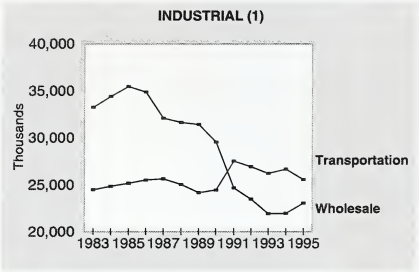


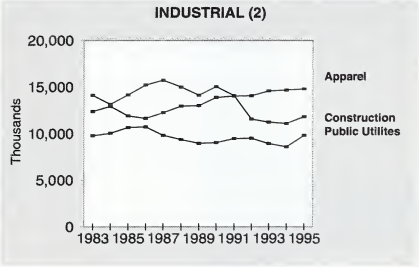
Source: San Francisco Planning Department
California Employment Development Department

GRAPHS 3.2.2

INDUSTRIAL AND CULTURAL/INSTITUTIOAL EMPLOYMENT BY INDUSTRY, 1983-1995

Thousands of Jobs

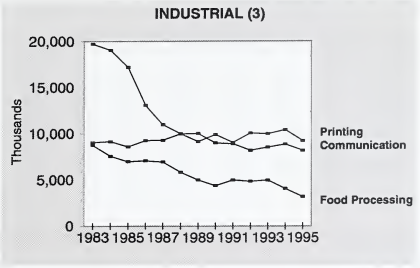


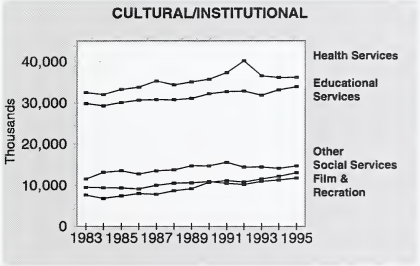


Source: San Francisco Planning Department
California Employment
Development Department

INDUSTRIAL AND CULTURAL/INSTITUTIOAL EMPLOYMENT BY INDUSTRY, 1983-1995

Thousands of Jobs





Source: San Francisco Planning Department
California Employment
Development Department

TABLE 3.3.1

EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT (1)

Thousands of Jobs

Industry Groups	Bay View	North Central	Civic Center	Financial	Mission	North Beach	North West	SOMA	South West	Van Ness	Other
Agriculture/Mining	41	153	153	126	37	15	75	125	153	17	*
Construction	2,751	228	228	0	762	30	211	2,667	756	168	4
F.I.R.E. (2)	101	972	972	34,931	196	1,524	502	5,052	1,457	891	6,848
Manufacturing	2,964	139	139	7,111	1,434	710	173	14,170	778	181	1,339
Retail Trade	1,335	5,903	5,903	12,012	2,231	5,397	3,261	8,523	8,779	3,585	600
Services	3,774	16,643	16,643	65,388	3,390	4,240	6,734	19,424	8,800	7,797	2,907
Government	0	14,095	*	*	0	*	*	28,676	0	*	*
Transportation/Public Utilities	1,584	383	383	15,369	365	1,285	100	8,269	876	189	2,416
Wholesale Trade	2,648	255	255	5,048	440	432	117	5,662	665	83	630
Other	78	25	25	245	8	5	10	125	33	17	*

(1) In several cases, to protect the confidentiality of employers and employees, the number of jobs has not been disclosed by EDD. These cases are marked with an asterisk.
(2) F.I.R.E. consists of finance, insurance, and real estate.

4.0 ESTABLISHMENTS

Chapter 4 provides information on the number and distribution of business establishments located in San Francisco. The information is based on 1995 data from the Office of the Tax Collector, City and County of San Francisco. In prior Inventories, San Francisco business establishments were reported using data from the Bureau of the Census, County Business Patterns; as such the reported number of establishments in this Inventory are not directly comparable to those in previous Inventories.

In this chapter, San Francisco business establishments are presented by Land Use Activity and by Commerce and Industry District (C&I). For a detailed explanation of the Land Use Activity classification and C&I Districts, refer to the Data Formats section in the Introduction. The Land Use Activity classification "Residential" consists of rental apartment buildings.

The Tax Collector's data presented in this chapter reports the number of locations in San Francisco where business is conducted or where services or industrial operations are performed. A single company or owner may conduct operations or services at multiple locations, all of which are included in these data.

These data are compiled by the Office of the Tax Collector from tax collection forms filed for each registered business in San Francisco. Each business is classified based on the Tax Collector's system of principal business codes and ownership types. Not included in these data are San Francisco businesses that are exempt from paying local business tax. As such, all banks and insurance companies, government agencies, and various non-profit organizations are not included in these data. Also not included are businesses that are required to, but have not filed a tax collection form.

Section 4.1 presents the number and distribution of San Francisco business establishments cross-tabulated by Land Use Activity and C&I District. The tables in Section 4.2 show the distribution of establishments in more detail. Each table represents one of the following four Land Use Activities: Office, Retail, Industrial, and Cultural/Institutional. Within each table, establishments are presented by industry groups and C&I District. The industry groups are classified by SIC codes at the two-digit level. All tables show the number of establishments, percentage distribution by C&I District, and percentage distribution by industry.

TABLE 4.1.1 **ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1995**

Number of Establishments

C&I District	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Residential	TOTAL
Bay View	413	406	662	1	45	206	1,735
Civic Center	733	960	209	115	206	387	2,610
Financial	4,634	2,075	704	73	465	701	8,653
Mission	766	1,146	403	28	210	1,062	3,618
North Central	1,650	1,751	383	65	634	2,265	6,749
North West	1,095	1,223	544	8	491	1,627	4,988
SOMA	1,839	1,810	1,353	72	164	1,073	6,318
South West	2,980	3,117	1,746	22	710	2,207	10,782
Van Ness	854	1,089	206	84	250	1,211	3,694
North Beach	704	1,040	201	63	134	799	2,941
Other	9	10	3	0	1	1	24
TOTAL	15,677	14,627	6,414	531	3,310	11,539	52,098

Percentage Distribution by Land Use Activity

C&I District	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Residential	TOTAL
Bay View	2.6	2.8	10.3	0.2	1.4	1.8	3.3
Civic Center	4.7	6.6	3.3	21.7	6.2	3.4	5.0
Financial	29.6	14.2	11.0	13.7	14.0	6.1	16.6
Mission	4.9	7.8	6.3	5.3	6.3	9.2	6.9
North Central	10.5	12.0	6.0	12.2	19.2	19.6	13.0
North West	7.0	8.4	8.5	1.5	14.8	14.1	9.6
SOMA	11.7	12.4	21.2	13.6	5.0	9.3	12.1
South West	19.0	21.3	27.2	4.1	21.5	19.1	20.7
Van Ness	5.4	7.4	3.2	15.8	7.6	10.5	7.1
North Beach	4.5	7.1	3.1	11.9	4.0	6.9	5.6
Other	0.1	0.1	0.0	0.0	0.0	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

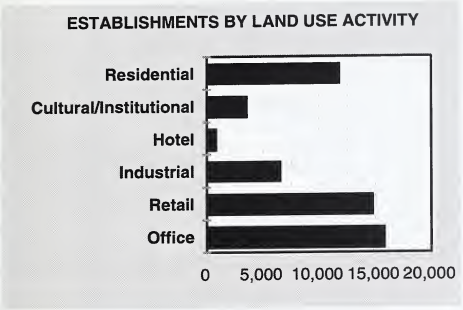
C&I District	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Residential	TOTAL
Bay View	23.8	23.4	38.3	0.1	2.6	11.9	100.0
Civic Center	28.1	36.8	8.0	4.4	7.9	14.8	100.0
Financial	53.6	24.0	8.1	0.8	5.4	8.1	100.0
Mission	21.2	31.7	11.2	0.8	5.8	29.4	100.0
North Central	24.4	25.9	5.7	1.0	9.4	33.6	100.0
North West	22.0	24.5	10.9	0.2	9.8	32.6	100.0
SOMA	29.1	28.6	21.5	1.1	2.6	17.0	100.0
South West	27.6	28.9	16.2	0.2	6.6	20.5	100.0
Van Ness	23.1	29.5	5.6	2.3	6.8	32.8	100.0
North Beach	23.9	35.4	6.8	2.1	4.6	27.2	100.0
Other	37.5	41.7	12.5	0.0	4.2	4.2	100.0
TOTAL	30.1	28.1	12.3	1.0	6.4	22.1	100.0

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

ESTABLISHMENTS BY LAND USE ACTIVITY, 1995

Number of Establishments

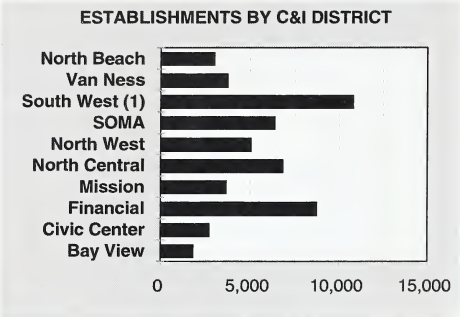
GRAPH 4.1.1



Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

GRAPH 4.1.2 | **ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT, 1995**

Number of Establishments



(1) A large portion of contractors report place of residence as place of work.

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.1

OFFICE ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP, 1995

Number of Establishments

C&I District	0,1	47	6	73	81	871	872-873, 89	99	TOTAL
Bay View	8	14	45	291	4	29	21	1	413
Civic Center	4	85	104	365	82	74	16	3	733
Financial	32	213	802	1,847	956	633	139	12	4,634
Mission	2	22	97	513	14	96	17	5	766
North Central	8	39	269	946	60	292	24	12	1,650
North West	5	36	185	651	25	173	17	3	1,095
SOMA	22	58	187	1,159	51	278	78	6	1,839
South West	13	101	422	1,845	69	480	36	14	2,980
Van Ness	7	21	184	411	60	154	15	2	854
North Beach	0	20	162	341	43	123	12	3	704
Other	0	0	0	8	0	1	0	0	9
TOTAL	101	609	2,457	8,377	1,364	2,333	375	61	15,677

Percentage Distribution by Industry Group

C&I District	0,1	47	6	73	81	871	872-873, 89	99	TOTAL
Bay View	7.9	2.3	1.8	3.5	0.3	1.2	5.6	1.6	2.6
Civic Center	4.0	14.0	4.2	4.4	6.0	3.2	4.3	4.9	4.7
Financial	31.7	35.0	32.6	22.0	70.1	27.1	37.1	19.7	29.6
Mission	2.0	3.6	3.9	6.1	1.0	4.1	4.5	8.2	4.9
North Central	7.9	6.4	10.9	11.3	4.4	12.5	6.4	19.7	10.5
North West	5.0	5.9	7.5	7.8	1.8	7.4	4.5	4.9	7.0
SOMA	21.8	9.5	7.6	13.8	3.7	11.9	20.8	9.8	11.7
South West	12.9	16.6	17.2	22.0	5.1	20.6	9.6	23.0	19.0
Van Ness	6.9	3.4	7.5	4.9	4.4	6.6	4.0	3.3	5.4
North Beach	0.0	3.3	6.6	4.1	3.2	5.3	3.2	4.9	4.5
Other	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

C&I District	0,1	47	6	73	81	871	872-873, 89	99	TOTAL
Bay View	1.9	3.4	10.9	70.5	1.0	7.0	5.1	0.2	100.0
Civic Center	0.5	11.6	14.2	49.8	11.2	10.1	2.2	0.4	100.0
Financial	0.7	4.6	17.3	39.9	20.6	13.7	3.0	0.3	100.0
Mission	0.3	2.9	12.7	67.0	1.8	12.5	2.2	0.7	100.0
North Central	0.5	2.4	16.3	57.3	3.6	17.7	1.5	0.7	100.0
North West	0.5	3.3	16.9	59.5	2.3	15.8	1.6	0.3	100.0
SOMA	1.2	3.2	10.2	63.0	2.8	15.1	4.2	0.3	100.0
South West	0.4	3.4	14.2	61.9	2.3	16.1	1.2	0.5	100.0
Van Ness	0.8	2.5	21.5	48.1	7.0	18.0	1.8	0.2	100.0
North Beach	0.0	2.8	23.0	48.4	6.1	17.5	1.7	0.4	100.0
Other	0.0	0.0	0.0	88.9	0.0	11.1	0.0	0.0	100.0
TOTAL	0.6	3.9	15.7	53.4	8.7	14.9	2.4	0.4	100.0

Industry Group:

Agriculture/Mining:	0,1
Transportation Services:	47
Finance, Insurance, & Real Estate:	6
Business Services:	73
Legal Services:	81
Engineering/Architecture:	871
Management:	874
Accounting/Research:	872-873, 89
Public Administration:	99

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.2

RETAIL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP, 1995

Number of Establishments

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	20	187	32	7	41	57	45	17	406
Civic Center	34	359	58	32	226	155	89	7	960
Financial	72	867	109	114	384	377	147	5	2,075
Mission	38	382	156	34	210	228	73	25	1,146
North Central	59	677	150	83	320	397	53	12	1,751
North West	59	451	118	33	227	281	34	20	1,223
SOMA	70	778	84	78	289	219	255	37	1,810
South West	145	1,189	270	96	473	780	90	74	3,117
Van Ness	34	357	98	24	223	223	119	11	1,089
North Beach	42	416	110	60	244	120	45	3	1,040
Other	1	2	0	1	4	1	0	1	10
TOTAL	574	5,665	1,185	562	2,641	2,838	950	212	14,627

Percentage Distribution by Industry Group

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	3.5	3.3	2.7	1.2	1.6	2.0	4.7	8.0	2.8
Civic Center	5.9	6.3	4.9	5.7	8.6	5.5	9.4	3.3	6.6
Financial	12.5	15.3	9.2	20.3	14.5	13.3	15.5	2.4	14.2
Mission	6.6	6.7	13.2	6.0	8.0	8.0	7.7	11.8	7.8
North Central	10.3	12.0	12.7	14.8	12.1	14.0	5.6	5.7	12.0
North West	10.3	8.0	10.0	5.9	8.6	9.9	3.6	9.4	8.4
SOMA	12.2	13.7	7.1	13.9	10.9	7.7	26.8	17.5	12.4
South West	25.3	21.0	22.8	17.1	17.9	27.5	9.5	34.9	21.3
Van Ness	5.9	6.3	8.3	4.3	8.4	7.9	12.5	5.2	7.4
North Beach	7.3	7.3	9.3	10.7	9.2	4.2	4.7	1.4	7.1
Other	0.2	0.0	0.0	0.2	0.2	0.0	0.0	0.5	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	4.9	46.1	7.9	1.7	10.1	14.0	11.1	4.2	100.0
Civic Center	3.5	37.4	6.0	3.3	23.5	16.1	9.3	0.7	100.0
Financial	3.5	41.8	5.3	5.5	18.5	18.2	7.1	0.2	100.0
Mission	3.3	33.3	13.6	3.0	18.3	19.9	6.4	2.2	100.0
North Central	3.4	38.7	8.6	4.7	18.3	22.7	3.0	0.7	100.0
North West	4.8	36.9	9.6	2.7	18.6	23.0	2.8	1.6	100.0
SOMA	3.9	43.0	4.6	4.3	16.0	12.1	14.1	2.0	100.0
South West	4.7	38.1	8.7	3.1	15.2	25.0	2.9	2.4	100.0
Van Ness	3.1	32.8	9.0	2.2	20.5	20.5	10.9	1.0	100.0
North Beach	4.0	40.0	10.6	5.8	23.5	11.5	4.3	0.3	100.0
Other	10.0	20.0	0.0	10.0	40.0	10.0	0.0	10.0	100.0
TOTAL	3.9	38.7	8.1	3.8	18.1	19.4	6.5	1.4	100.0

Industry Groups:

Department Stores:	53
Food Stores:	54
Apparel Stores:	56
Eating & Drinking:	58
Other Retail Stores:	52,55,57,59
Personal Services:	72
Auto Repair & Auto Parking:	75
Misc. Repair Services:	76

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.3

INDUSTRIAL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP, 1995

Number of Establishments

C&I District	15-17	20	23	27	30-35, 37-39	40-46,48,49	50,51	TOTAL
Bay View	268	0	5	19	7	60	303	662
Civic Center	40	0	2	12	2	21	132	209
Financial	68	1	31	74	2	127	401	704
Mission	190	0	23	22	0	16	152	403
North Central	141	0	0	27	2	12	201	383
North West	251	0	3	32	0	7	251	544
SOMA	232	1	129	71	15	90	815	1,353
South West (1)	966	0	12	63	3	44	658	1,746
Van Ness	53	0	14	17	0	14	108	206
North Beach	47	0	29	12	0	16	97	201
Other	1	0	0	0	0	0	2	3
TOTAL	2,257	2	248	349	31	407	3,120	6,414

Percentage Distribution by Industry Group

C&I District	15-17	20	23	27	30-35, 37-39	40-46,49	50,51	TOTAL
Bay View	11.9	0.0	2.0	5.4	22.6	14.7	9.7	10.3
Civic Center	1.8	0.0	0.8	3.4	6.5	5.2	4.2	3.3
Financial	3.0	50.0	12.5	21.2	6.5	31.2	12.9	11.0
Mission	8.4	0.0	9.3	6.3	0.0	3.9	4.9	6.3
North Central	6.2	0.0	0.0	7.7	6.5	2.9	6.4	6.0
North West	11.1	0.0	1.2	9.2	0.0	1.7	8.0	8.5
SOMA	10.3	50.0	52.0	20.3	48.4	22.1	26.1	21.1
South West	42.8	0.0	4.8	18.1	9.7	10.8	21.1	27.2
Van Ness	2.3	0.0	5.6	4.9	0.0	3.4	3.5	3.2
North Beach	2.1	0.0	11.7	3.4	0.0	3.9	3.1	3.1
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

C&I District	15-17	20	23	27	30-35, 37-39	40-46,49	50,51	TOTAL
Bay View	40.5	0.0	0.8	2.9	1.1	9.1	45.8	100.0
Civic Center	19.1	0.0	1.0	5.7	1.0	10.0	63.2	100.0
Financial	9.7	0.1	4.4	10.5	0.3	18.0	57.0	100.0
Mission	47.1	0.0	5.7	5.5	0.0	4.0	37.7	100.0
North Central	36.8	0.0	0.0	7.0	0.5	3.1	52.5	100.0
North West	46.1	0.0	0.6	5.9	0.0	1.3	46.1	100.0
SOMA	17.1	0.1	9.5	5.2	1.1	6.7	60.2	100.0
South West	55.3	0.0	0.7	3.6	0.2	2.5	37.7	100.0
Van Ness	25.7	0.0	6.8	8.3	0.0	6.8	52.4	100.0
North Beach	23.4	0.0	14.4	6.0	0.0	8.0	48.3	100.0
Other	33.3	0.0	0.0	0.0	0.0	0.0	66.7	100.0
TOTAL	35.2	0.0	3.9	5.4	0.5	6.3	48.6	100.0

Industry Groups:

Food Manufacturing: 20
Apparel Manufacturing: 23
Printing and Publishing: 27
Other Manufacturing: 30-35, 37-39
Wholesale Trade: 50, 51
Construction: 15-17
Transportation: 40-42, 44-45
Communication: 48
Public Utilities: 43,46,48,49

(1) A large portion of contractors report place of residence as place of work.

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

TABLE 4.2.4 CULTURAL/INSTITUTIONAL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP, 1995

Number of Establishments

C&I District	78	79	80	82	83	86	TOTAL
Bay View	5	11	14	13	0	2	45
Civic Center	14	17	156	15	3	1	206
Financial	19	29	367	38	10	2	465
Mission	23	19	142	21	5	0	210
North Central	32	54	490	26	32	0	634
North West	27	18	373	45	28	0	491
SOMA	42	43	56	18	4	1	164
South West	63	82	474	71	19	1	710
Van Ness	28	16	181	13	11	1	250
North Beach	27	28	73	4	2	0	134
Other	1	0	0	0	0	0	1
TOTAL	281	317	2,326	264	114	8	3,310

Percentage Distribution by Industry Group

C&I District	78	79	80	82	83	86	TOTAL
Bay View	1.8	3.5	0.6	4.9	0.0	25.0	1.4
Civic Center	5.0	5.4	6.7	5.7	2.6	12.5	6.2
Financial	6.8	9.1	15.8	14.4	8.8	25.0	14.0
Mission	8.2	6.0	6.1	8.0	4.4	0.0	6.3
North Central	11.4	17.0	21.1	9.8	28.1	0.0	19.2
North West	9.6	5.7	16.0	17.0	24.6	0.0	14.8
SOMA	14.9	13.6	2.4	6.8	3.5	12.5	5.0
South West	22.4	25.9	20.4	26.9	16.7	12.5	21.5
Van Ness	10.0	5.0	7.8	4.9	9.6	12.5	7.6
North Beach	9.6	8.8	3.1	1.5	1.8	0.0	4.0
Other	0.4	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

C&I District	78	79	80	82	83	86	TOTAL
Bay View	11.1	24.4	31.1	28.9	0.0	4.4	100.0
Civic Center	6.8	8.3	75.7	7.3	1.5	0.5	100.0
Financial	4.1	6.2	78.9	8.2	2.2	0.4	100.0
Mission	11.0	9.0	67.6	10.0	2.4	0.0	100.0
North Central	5.0	8.5	77.3	4.1	5.0	0.0	100.0
North West	5.5	3.7	76.0	9.2	5.7	0.0	100.0
SOMA	25.6	26.2	34.1	11.0	2.4	0.6	100.0
South West	8.9	11.5	66.8	10.0	2.7	0.1	100.0
Van Ness	11.2	6.4	72.4	5.2	4.4	0.4	100.0
North Beach	20.1	20.9	54.5	3.0	1.5	0.0	100.0
Other	100.0	0.0	0.0	0.0	0.0	0.0	100.0
TOTAL	8.5	9.6	70.3	8.0	3.4	0.2	100.0

Industry Groups:

Motion Picture: 78
Amusement & Recreation: 79
Health Services: 80
Educational Services: 82
Social Services: 83
Museums: 84

Source: San Francisco Planning Department
San Francisco Office of the Tax Collector

5.0 REVENUES

The following chapter presents information about trends in money transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic prosperity in monetary terms. The chapter is divided into five sections, each relating to a key source of revenue in the city's economy.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1983 to 1995. Section 5.2 presents total personal income earned by workers in San Francisco from 1985 to 1994. Section 5.3 reports trends in San Francisco's taxable retail sales and sales tax permits from 1985 to 1995. Section 5.4 reports city government revenues and expenditures from fiscal year 1985/86 to fiscal year 1994/95. Finally, section 5.5 reports businesses' gross receipts by Land Use Activity and C&I District for 1995. The tables in each section report each indicator's quantity in it's specific units, annual percentage distribution, and percentage change.

The data are presented, where possible, by Land Use Activity and by Commerce and Industry District (C&I). For a detailed explanation of the Land Use Activity classification system and C&I Districts, refer to the Data Formats section of the Introduction.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments were made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments were made dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics, where 1982-84 is designated as the reference year.

5.1 WAGES BY LAND USE ACTIVITY, 1983 TO 1995

Section 5.1 describes total annual earnings received by persons for work in San Francisco, by Land Use Activity, from 1983 to 1995. San Francisco's employment pool is comprised of workers who commute into the city and San Francisco residents employed in the city. The measure of total annual wages is prepared by the California Employment Development Department (EDD), and supplies the sum of salaries and wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data.

This section complements the Employment Chapter 3. The employment and wage data in this inventory are derived from the same source, and both data sets are organized by Land Use Activity. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

TABLE 5.1.1

TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1983-1995

Current Millions of Dollars

Land Use Activity	Office	Retail	Industrial	Hotel	Institutional	Goverment	Other	TOTAL
1983	4,814	1,089	4,052	186	1,613	868	6	12,627
1984	5,074	1,179	4,221	215	1,709	921	17	13,336
1985	5,410	1,276	4,385	224	1,887	1,004	14	14,199
1986	6,019	1,352	4,374	240	2,018	1,005	29	15,038
1987	6,454	1,405	4,367	273	2,197	1,055	32	15,784
1988	7,665	1,453	4,412	303	2,288	1,089	29	17,239
1989	7,906	1,502	4,403	299	2,447	1,164	45	17,765
1990	8,614	1,563	4,540	343	2,720	1,247	37	19,063
1991	8,096	1,598	4,469	375	3,006	1,383	26	18,952
1992	8,432	1,570	4,492	351	2,776	2,009	38	19,669
1993	8,882	1,599	4,550	381	3,229	1,384	38	20,063
1994	8,696	1,625	4,520	395	3,297	1,416	44	19,992
1995	8,530	1,628	4,873	418	3,481	1,546	47	20,431

Source: San Francisco Planning Department
California Employment Development Department

TABLE 5.1.1

TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1983-1995

Constant Millions of Dollars
Adjusted for Inflation, (CPI-U, 1982-84=100)

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983	4,892	1,107	4,118	189	1,639	882	6	12,832
1984	4,879	1,133	4,059	206	1,644	886	16	12,823
1985	4,991	1,177	4,045	207	1,740	926	13	13,099
1986	5,394	1,212	3,919	215	1,809	901	26	13,475
1987	5,593	1,217	3,784	237	1,904	915	28	13,677
1988	6,361	1,206	3,662	251	1,899	904	24	14,306
1989	6,255	1,188	3,483	237	1,936	921	36	14,054
1990	6,521	1,183	3,437	260	2,059	944	28	14,431
1991	5,871	1,159	3,241	272	2,180	1,003	19	13,743
1992	5,917	1,102	3,153	246	1,949	1,410	26	13,803
1993	6,071	1,093	3,110	261	2,207	946	26	13,713
1994	5,848	1,093	3,039	265	2,217	952	30	13,445
1995	5,627	1,074	3,214	276	2,296	1,020	31	13,477

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983	38.1	8.6	32.1	1.5	12.8	6.9	0.0	100.0
1984	38.0	8.8	31.7	1.6	12.8	6.9	0.1	100.0
1985	38.1	9.0	30.9	1.6	13.3	7.1	0.1	100.0
1986	40.0	9.0	29.1	1.6	13.4	6.7	0.2	100.0
1987	40.9	8.9	27.7	1.7	13.9	6.7	0.2	100.0
1988	44.5	8.4	25.6	1.8	13.3	6.3	0.2	100.0
1989	44.5	8.5	24.8	1.7	13.8	6.6	0.3	100.0
1990	45.2	8.2	23.8	1.8	14.3	6.5	0.2	100.0
1991	42.7	8.4	23.6	2.0	15.9	7.3	0.1	100.0
1992	42.9	8.0	22.8	1.8	14.1	10.2	0.2	100.0
1993	44.3	8.0	22.7	1.9	16.1	6.9	0.2	100.0
1994	43.5	8.1	22.6	2.0	16.5	7.1	0.2	100.0
1995	41.7	8.0	23.9	2.0	17.0	7.6	0.2	100.0

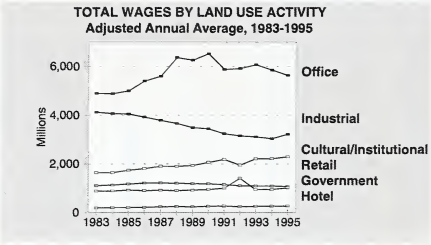
Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	Hotel	Institutional	Government	Other	TOTAL
1983-84	-0.26	2.40	-1.45	9.20	0.29	0.44	192.53	-0.07
1984-85	2.30	3.85	-0.34	0.10	5.88	4.54	-20.13	2.15
1985-86	8.06	2.96	-3.11	4.30	3.92	-2.70	95.50	2.87
1986-87	3.69	0.46	-3.44	9.80	5.27	1.51	9.60	1.50
1987-88	13.75	-0.95	-3.25	6.16	-0.28	-1.20	-13.98	4.60
1988-89	-1.68	-1.49	-4.87	-5.81	1.96	1.89	47.84	-1.76
1989-90	4.25	-0.40	-1.33	9.92	6.37	2.51	-21.90	2.68
1990-91	-9.96	-2.08	-5.70	4.48	5.86	6.24	-32.37	-4.77
1991-92	0.79	-4.89	-2.72	-9.43	-10.57	40.59	39.92	0.44
1992-93	2.59	-0.80	-1.35	5.88	13.23	-32.88	-2.20	-0.65
1993-94	-3.67	-0.04	-2.26	1.88	0.44	0.67	14.49	-1.96
1994-95	-3.79	-1.69	5.76	3.96	3.58	7.10	4.80	0.24
1990-1995	-13.7	-9.2	-6.5	6.1	11.5	8.1	11.0	-6.6

Source: San Francisco Planning Department
California Employment Development Department

GRAPH 5.1.1 **TOTAL WAGES BY LAND USE ACTIVITY, 1983-1995**

Constant Millions of Dollars
Adjusted for Inflation, (CPI-U,1982-84=100)



Source: San Francisco Planning Department
California Employment Development Department

5.2 PERSONAL INCOME, 1985 TO 1994

Section 5.2 presents total personal income received by individuals who work in San Francisco. This measure of personal income is prepared by the United States Department of Commerce, Bureau of Economic Analysis, and consists of the sum of wage and salary disbursements, other labor income, proprietors' income, rental income of persons, personal dividend income, personal interest income, and transfer payments, less personal contributions for social insurance. These data are reported by employing establishments or by tax-filing address, which in most cases is place of work, and are available by county.

These personal income data have the advantage of including proprietors' income from self-employed persons, which are not included in the wage and salary data from the California Employment Development Department, presented in section 5.1. Proprietors' income provides an estimate of the proportion of self-employment.

Personal income is presented here by type of income and industry group, over the period from 1985 to 1994. Type of income consists of total wage and salary income, other labor income, and proprietors' income. Personal income by industry group consists of personal income reported by ten industry groups, which are derived from SIC codes at the one digit level, the broadest categorization. The ten industry groups are: agriculture; mining; construction; manufacturing; transportation and public utilities; wholesale trade; retail trade; finance, insurance, and real estate (F.I.R.E.); services; and government. For more a detailed definition and description of SIC codes, refer to the Data Formats section of the Introduction.

The tables for personal income by type of income and by industry group include personal income in millions of dollars, annual percentage distribution and annual percentage change.

TABLE 5.2.1

TOTAL PERSONAL INCOME BY INDUSTRY GROUP, 1985-1994

Constant Millions of Dollars
Adjusted for Inflation, (CPI-U=1982-84=100)

Industry Group	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994
Agriculture	27	27	33	34	34	37	36	36	36	38
Mining	186	118	84	85	70	86	64	57	62	65
Construction	653	711	744	706	647	659	549	479	484	508
Manufacturing	1,258	1,239	1,234	1,204	1,205	1,080	1,077	1,095	1,062	1,084
Transp. & Public Utilities	1,737	1,602	1,463	1,433	1,366	1,371	1,394	1,512	1,501	1,500
Wholesale trade	1,242	1,281	1,142	1,145	1,150	1,079	880	882	837	893
Retail trade	1,217	1,279	1,293	1,313	1,314	1,319	1,369	1,367	1,310	1,370
F.I.R.E.	2,958	3,306	3,354	3,506	3,301	3,253	2,782	3,173	3,200	3,223
Services	5,184	5,479	5,773	6,183	6,444	6,700	6,568	6,783	6,902	6,970
Government	2,443	2,451	2,538	2,524	2,583	2,732	2,859	2,824	2,811	2,854
TOTAL	16,904	17,494	17,658	18,133	18,113	18,285	17,578	18,208	18,205	18,504

Annual Percentage Distribution by Industry Group

Industry Group	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994
Agriculture	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Mining	1.1	0.7	0.5	0.5	0.4	0.5	0.4	0.3	0.3	0.4
Construction	3.9	4.1	4.2	3.9	3.6	3.6	3.1	2.6	2.7	2.7
Manufacturing	7.4	7.1	7.0	6.6	6.7	5.9	6.1	6.0	5.8	5.9
Transp. & Public Utilities	10.3	9.2	8.3	7.9	7.5	7.5	7.9	8.3	8.2	8.1
Wholesale trade	7.3	7.3	6.5	6.3	6.3	5.9	5.0	4.8	4.6	4.8
Retail trade	7.2	7.3	7.3	7.2	7.3	7.2	7.8	7.5	7.2	7.4
F.I.R.E.	17.5	18.9	19.0	19.3	18.2	17.8	15.8	17.4	17.6	17.4
Services	30.7	31.3	32.7	34.1	35.6	36.6	37.4	37.3	37.9	37.7
Government	14.5	14.0	14.4	13.9	14.3	14.9	16.3	15.5	15.4	15.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Industry Group

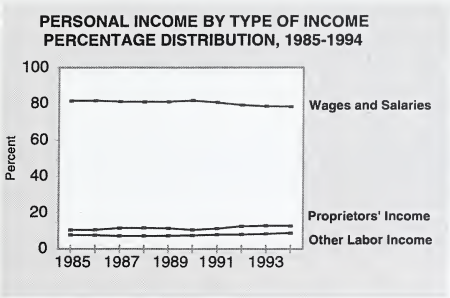
Industry Group	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1985-94
Agriculture	1.5	20.8	1.9	1.0	10.1	-3.6	-0.8	0.4	4.9	40.0
Mining	-36.3	-29.4	2.0	-17.8	22.5	-26.0	-10.2	8.0	5.9	-64.9
Construction	8.9	4.7	-5.1	-8.4	1.9	-16.6	-12.8	0.9	5.0	-22.2
Manufacturing	-1.5	-0.4	-2.4	0.1	-10.4	-0.3	1.7	-3.0	2.1	-13.8
Transp. & Public Utilities	-7.7	-8.7	-2.1	-4.7	0.4	1.7	8.5	-0.7	-0.1	-13.6
Wholesale trade	3.2	-10.9	0.3	0.4	-6.2	-18.4	0.3	-5.1	6.7	-28.1
Retail trade	5.0	1.1	1.6	0.1	0.3	3.8	-0.1	-4.2	4.6	12.5
F.I.R.E.	11.7	1.5	4.5	-5.9	-1.4	-14.5	14.0	0.9	0.7	8.9
Services	5.7	5.4	7.1	4.2	4.0	-2.0	3.3	1.8	1.0	34.4
Government	0.3	3.5	-0.5	2.3	5.8	4.6	-1.2	-0.5	1.5	16.8
TOTAL	3.5	0.9	2.7	-0.1	0.9	-3.9	3.6	-0.0	1.6	9.5

Source: San Francisco Planning Department
U.S. Department of Commerce

PERSONAL INCOME BY TYPE OF INCOME, 1985-1994

Annual Percentage Distribution

GRAPH 5.2.1



Source: San Francisco Planning Department
U.S. Department of Commerce

TABLE 5.2.2

TOTAL PERSONAL INCOME BY INDUSTRY GROUP, 1985-1994

Constant Millions of Dollars
Adjusted for Inflation, (CPI-U=1982-84=100)

Industry Group	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994
Agriculture	27	27	33	34	34	37	36	36	36	38
Mining	186	118	84	85	70	86	64	57	62	65
Construction	653	711	744	706	647	659	549	479	484	508
Manufacturing	1,258	1,239	1,234	1,204	1,205	1,080	1,077	1,095	1,062	1,084
Transp. & Public Utilities	1,737	1,602	1,463	1,433	1,366	1,371	1,394	1,512	1,501	1,500
Wholesale trade	1,242	1,281	1,142	1,145	1,150	1,079	880	882	837	893
Retail trade	1,217	1,279	1,293	1,313	1,314	1,319	1,369	1,367	1,310	1,370
F.I.R.E.	2,958	3,306	3,354	3,506	3,301	3,253	2,782	3,173	3,200	3,223
Services	5,184	5,479	5,773	6,183	6,444	6,700	6,568	6,783	6,902	6,970
Government	2,443	2,451	2,536	2,524	2,583	2,732	2,859	2,824	2,811	2,854
TOTAL	16,904	17,494	17,658	18,133	18,113	18,285	17,578	18,208	18,205	18,504

Annual Percentage Distribution by Industry Group

Industry Group	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994
Agriculture	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Mining	1.1	0.7	0.5	0.5	0.4	0.5	0.4	0.3	0.3	0.4
Construction	3.9	4.1	4.2	3.9	3.6	3.6	3.1	2.6	2.7	2.7
Manufacturing	7.4	7.1	7.0	6.6	6.7	5.9	6.1	6.0	5.8	5.9
Transp. & Public Utilities	10.3	9.2	8.3	7.9	7.5	7.5	7.9	8.3	8.2	8.1
Wholesale trade	7.3	7.3	6.5	6.3	6.3	5.9	5.0	4.8	4.6	4.8
Retail trade	7.2	7.3	7.3	7.2	7.3	7.2	7.8	7.5	7.2	7.4
F.I.R.E.	17.5	18.9	19.0	19.3	18.2	17.8	15.8	17.4	17.6	17.4
Services	30.7	31.3	32.7	34.1	35.6	36.6	37.4	37.3	37.9	37.7
Government	14.5	14.0	14.4	13.9	14.3	14.9	16.3	15.5	15.4	15.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Industry Group

Industry Group	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1985-94
Agriculture	1.5	20.8	1.9	1.0	10.1	-3.6	-0.8	0.4	4.9	40.0
Mining	-36.3	-29.4	2.0	-17.8	22.5	-26.0	-10.2	8.0	5.9	-64.9
Construction	8.9	4.7	-5.1	-8.4	1.9	-16.6	-12.8	0.9	5.0	-22.2
Manufacturing	-1.5	-0.4	-2.4	0.1	-10.4	-0.3	1.7	-3.0	2.1	-13.8
Transp. & Public Utilities	-7.7	-8.7	-2.1	-4.7	0.4	1.7	8.5	-0.7	-0.1	-13.6
Wholesale trade	3.2	-10.9	0.3	0.4	-6.2	-18.4	0.3	-5.1	6.7	-28.1
Retail trade	5.0	1.1	1.6	0.1	0.3	3.8	-0.1	-4.2	4.6	12.5
F.I.R.E.	11.7	1.5	4.5	-5.9	-1.4	-14.5	14.0	0.9	0.7	8.9
Services	5.7	5.4	7.1	4.2	4.0	-2.0	3.3	1.8	1.0	34.4
Government	0.3	3.5	-0.5	2.3	5.8	4.6	-1.2	-0.5	1.5	16.8
TOTAL	3.5	0.9	2.7	-0.1	0.9	-3.9	3.6	-0.0	1.6	9.5

Source: San Francisco Planning Department
U.S. Department of Commerce

5.3 TAXABLE SALES AND PERMITS, 1985 TO 1995

Section 5.3 reports taxable sales in retail stores, and the number of sales tax permits issued for retail stores located in San Francisco, from 1985 to 1995. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE) on a quarterly and annual basis. Taxable sales revenues, as well as, sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone); public utilities, government agencies, educational institutions, health services, advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly and annual basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits, are excluded from these data.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

TABLE 5.3.1

TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1995

Current Millions of Dollars
(based on 1rst, 2nd quarters)

Type of Business	Amount
Apparel Stores	604
Auto Dealers & Supplies	317
Bldg. Mat'l.	207
Drug Stores	150
Eating & Drinking Places	1,333
Food Stores	339
General Merchandise	763
Home Furnish & Appliances	317
Other Retail Stores	1,504
Packaged Liquor Stores	50
Service Stations	533
TOTAL	6,117

GRAPH 5.3.1

TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1995

Current Millions of Dollars
(based on 1rst, 2nd quarters)

TABLE 5.3.2

TAXABLE RETAIL SALES 1985-1995

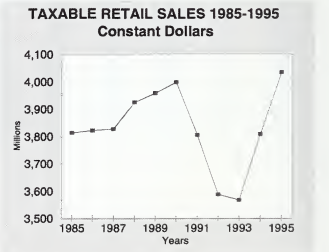
Constant Millions of Dollars
Adjusted for Inflation (CPI-U, 1982-84=100

Year	Amount
1985	3,813
1986	3,822
1987	3,827
1988	3,925
1989	3,958
1990	3,998
1991	3,805
1992	3,588
1993	3,567
1994	3,808
1995	4,035

GRAPH 5.3.2

TAXABLE RETAIL SALES 1985-1995

Constant Millions of Dollars
Adjusted for Inflation (CPI-U, 1982-84=100



Source: San Francisco Planning Department
California State Board of Equalization

TABLE 5.3.3

TAXABLE RETAIL SALES BY TYPE OF BUSINESS 1985-1995

Constant Millions of Dollars
Adjusted for Inflation (CPI-U, 1982-84=100)
1995 based on 1st, 2nd quarters

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Apparel Stores	391	410	408	394	425	435	426	421	441	399	
Auto Dealers & Supplies	313	319	269	249	229	240	202	124	171	170	209
Bldg. Materials	151	167	169	166	165	159	145	131	132	132	136
Drug Stores	101	103	104	104	107	105	108	112	100	96	99
Eating & Drinking Places	840	830	853	852	836	832	812	797	802	818	879
Food Stores	243	244	252	237	232	230	252	266	228	218	224
General Merchandise	425	437	442	516	542	507	459	431	431	485	503
Home Furn. & Appliances	185	191	168	170	193	202	192	183	184	200	209
Other Retail Stores	900	911	936	977	983	1,017	984	901	907	956	992
Packaged Liquor Stores	55	51	54	49	45	43	39	38	34	32	33
Service Stations	209	162	173	211	201	228	178	178	159	260	351
TOTAL	3,813	3,822	3,827	3,925	3,958	3,998	3,805	3,588	3,567	3,808	4,035

Annual Percentage Distribution By Type of Busines:

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Apparel Stores	10.2	10.7	10.6	10.0	10.7	10.9	11.4	11.9	11.8	11.6	9.9
Auto Dealers & Supplies	8.2	8.4	7.0	6.3	5.8	6.0	5.3	3.4	4.8	4.5	5.2
Bldg. Materials	3.9	4.4	4.4	4.2	4.2	4.0	3.8	3.7	3.7	3.5	3.4
Drug Stores	2.6	2.7	2.7	2.7	2.7	2.6	2.8	3.1	2.8	2.5	2.5
Eating & Drinking Places	22.0	21.7	22.3	21.7	21.1	20.8	21.3	22.2	22.5	21.5	21.8
Food Stores	6.4	6.4	6.6	6.0	5.9	5.7	6.6	7.4	6.4	5.7	5.5
General Merchandise	11.1	11.4	11.5	13.2	13.7	12.7	12.1	12.0	12.1	12.7	12.5
Home Furn. & Appliances	4.9	5.0	4.4	4.3	4.9	5.1	5.1	5.1	5.2	5.2	5.2
Other Retail Stores	23.6	23.8	24.5	24.9	24.8	25.4	25.8	25.1	25.4	25.1	24.6
Packaged Liquor Stores	1.4	1.3	1.4	1.2	1.1	1.1	1.0	1.1	1.0	0.8	0.8
Service Stations	5.5	4.2	4.5	5.4	5.1	5.7	4.7	5.0	4.4	6.8	8.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

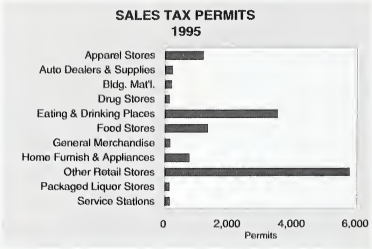
Percentage Change by Type of Business

Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1985-95
Apparel Stores	4.9	-0.5	-3.2	7.7	2.5	-0.2	-2.0	-1.3	4.9	-9.6	2.0
Auto Dealers & Supplies	2.1	-15.9	-7.4	-8.0	4.9	-15.8	-38.7	37.9	-0.3	23.1	-33.1
Bldg. Materials	10.6	1.5	-1.6	-0.9	-3.6	-8.8	-9.4	0.3	0.7	2.8	-9.6
Drug Stores	1.4	1.2	0.3	2.8	-1.8	2.5	4.0	-10.9	-3.6	2.9	-2.1
Eating & Drinking Places	-1.3	2.8	-0.1	-1.8	-0.5	-2.4	-1.8	0.5	2.0	7.5	4.6
Food Stores	0.0	3.6	-6.2	-2.1	-0.7	9.5	5.5	-14.0	-4.6	2.7	-8.1
General Merchandise	2.8	1.1	16.9	5.0	-6.5	-9.4	-6.0	-0.1	12.5	3.8	18.5
Home Furn. & Appliances	3.1	-12.3	1.3	13.7	4.7	-4.8	-4.7	0.4	8.5	4.8	12.9
Other Retail Stores	1.2	2.8	4.4	0.6	3.4	-3.3	-8.4	0.7	5.3	3.8	10.3
Packaged Liquor Stores	-8.3	6.7	-9.7	-7.0	-5.6	-8.0	-3.2	-10.9	-5.1	2.2	-40.2
Service Stations	-22.8	7.2	21.6	-4.6	13.5	-22.0	0.3	-11.1	64.1	35.0	67.8
TOTAL	0.2	0.1	2.5	0.8	1.0	-4.8	-5.7	-0.6	6.8	6.0	5.8

Source: San Francisco Planning Department
California Employment Development Department

GRAPH 5.3.3 SALES TAX PERMITS BY TYPE OF BUSINESS, 1995

Number of Permits Issued as of July 1, 1995



GRAPH 5.3.4 SALES TAX PERMITS, 1985-1995

Number of Total Annual Permits

TABLE 5.3.6

SALES TAX PERMITS BY TYPE OF BUSINESS, 1985-1995

Number of Permits

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Apparel Stores	966	987	1,016	1,040	1,106	1,145	1,161	1,292	1,361	1,306	1,171
Auto Dealers & Supplies	152	160	154	152	158	153	160	180	202	206	221
Bldg. Materials	202	206	211	217	205	208	207	226	223	209	190
Drug Stores	156	148	148	151	142	145	142	135	134	130	129
Eating & Drinking Places	3,083	3,145	3,140	3,201	3,220	3,191	3,208	3,319	3,397	3,453	3,489
Food Stores	1,342	1,390	1,395	1,397	1,369	1,367	1,358	1,389	1,373	1,339	1,335
General Merchandise	186	176	178	169	160	142	125	140	162	191	156
Home Furnish & Appliances	668	655	655	623	628	641	683	735	742	767	744
Other Retail Stores	3,144	3,179	3,162	3,297	3,422	3,798	4,141	5,372	5,974	6,201	5,755
Packaged Liquor Stores	165	160	153	147	144	141	136	132	134	129	121
Service Stations	235	221	207	193	292	178	161	160	147	136	139
TOTAL	10,299	10,427	10,419	10,587	10,846	11,109	11,482	13,080	13,849	14,067	13,450

Annual Percentage Distribution by Type of Business

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Apparel Stores	9.4	9.5	9.8	9.8	10.2	10.3	10.1	9.9	9.8	9.3	8.7
Auto Dealers & Supplies	1.5	1.5	1.5	1.4	1.5	1.4	1.4	1.4	1.5	1.5	1.6
Bldg. Materials	2.0	2.0	2.0	2.0	1.9	1.9	1.8	1.7	1.6	1.5	1.4
Drug Stores	1.5	1.4	1.4	1.4	1.3	1.3	1.2	1.0	1.0	0.9	1.0
Eating & Drinking Places	29.9	30.2	30.1	30.2	29.7	28.7	27.9	25.4	24.5	24.5	25.9
Food Stores	13.0	13.3	13.4	13.2	12.6	12.3	11.8	10.6	9.9	9.5	9.9
General Merchandise	1.8	1.7	1.7	1.6	1.5	1.3	1.1	1.1	1.2	1.4	1.2
Home Furnish & Appliances	6.5	6.3	6.3	5.9	5.8	5.8	5.9	5.6	5.4	5.5	5.5
Other Retail Stores	30.5	30.5	30.3	31.1	31.6	34.2	36.1	41.1	43.1	44.1	42.8
Packaged Liquor Stores	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.0	1.0	0.9	0.9
Service Stations	2.3	2.1	2.0	1.8	2.7	1.6	1.4	1.2	1.1	1.0	1.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Type of Business

Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1985-95
Apparel Stores	2.2	2.9	2.4	6.3	3.5	1.4	11.3	5.3	-4.0	-10.3	21.2
Auto Dealers & Supplies	5.3	-3.8	-1.3	3.9	-3.2	4.6	12.5	12.2	2.0	7.3	45.4
Bldg. Materials	2.0	2.4	2.8	-5.5	1.5	-0.5	9.2	-1.3	-6.3	-9.1	-5.9
Drug Stores	-5.1	0.0	2.0	-6.0	2.1	-2.1	-4.9	-0.7	-3.0	-0.8	-17.3
Eating & Drinking Places	2.0	-0.2	1.9	0.6	-0.9	0.5	3.5	2.4	1.6	1.0	13.2
Food Stores	3.6	0.4	0.1	-2.0	-0.1	-0.7	2.3	-1.2	-2.5	-0.3	-0.5
General Merchandise	-5.4	1.1	-5.1	-5.3	-11.3	-12.0	12.0	15.7	17.9	-18.3	-16.1
Home Furnish & Appliances	-1.9	0.0	-4.9	0.8	2.1	6.6	7.6	1.0	3.4	-3.0	11.4
Other Retail Stores	1.1	-0.5	4.3	3.8	11.0	9.0	29.7	11.2	3.8	-7.2	83.0
Packaged Liquor Stores	-3.0	-4.4	-3.9	-2.0	-2.1	-3.5	-2.9	1.5	-3.7	-6.2	-26.7
Service Stations	-6.0	-6.3	-6.8	51.3	-39.0	-9.6	-0.6	-8.1	-7.5	2.2	-40.9
TOTAL	1.2	-0.1	1.6	2.4	2.4	3.4	13.9	5.9	1.6	-4.4	30.6

Source: San Francisco Planning Department
California State Board of Equalization

5.4 CITY REVENUES AND EXPENDITURES, FISCAL YEARS 1985/1986 TO 1994/1995

Subsection 5.4 presents San Francisco City government revenues and expenditures from fiscal years 1985/1986 to 1994/1995. The data in this subsection are from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. These data concern the general fund, special revenue funds, and debt service funds. Tables 5.4.1 and 5.4.2 describe general governmental revenues by source. Tables 5.4.3 and 5.4.4 describe general governmental expenditures by major function.

During fiscal year 1994/95, the Office of the Controller underwent a major conversion of its financial accounting management information system and as a result reorganized its accounting and budgeting fund structure. Therefore, city revenues and expenditures reported in this Inventory are not comparable to previous Inventories.

The general fund accounts for resources that are not required to be accounted for in another fund. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds. These are hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds, and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included in these tables are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

In tables 5.4.1 and 5.4.2 general governmental revenues are presented by major source. These are property taxes, business taxes, other local taxes, intergovernmental transfers, licenses, fines and penalties, interest and investment income, rents and concessions, and charges for services. Table 5.4.1 shows City revenues in thousands of dollars and annual percentage distribution. In tables 5.4.2 they are shown in inflation adjusted thousands of dollars, annual percentage distribution, and percentage change for fiscal years 1985/1986 to 1994/1995.

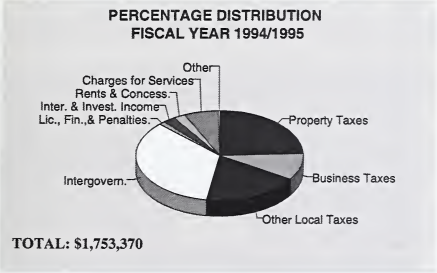
In tables 5.4.3 and 5.4.4 general governmental expenditures are classified by major function. These include public protection, public works, transportation, and commerce, human welfare and neighborhood development, community health, culture and recreation, general administration and finance, and debt service. Table 5.4.3 shows expenditures in thousands of dollars and annual percentage distribution for fiscal year 1994/1995. Table 5.4.4 shows expenditures in inflation adjusted thousands of dollars, annual percentage distribution, and percentage change from fiscal years 1985/1986 to 1994/1995.

GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1994/1995 TABLE 5.4.1

Current Thousands of Dollars

Revenue Source	Amount	Percentage Distribution
Property Taxes	425,361	24.3
Business Taxes	168,047	9.6
Other Local Taxes	326,640	18.6
Intergovernmental	609,882	34.8
Licenses, Fines, and Penalties	21,227	1.2
Interest and Investment Income	42,093	2.4
Rents and Concessions	39,160	2.2
Charges for Services	115,964	6.6
Other	4,996	0.3
TOTAL	1,753,370	100.0

GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1994/1995 GRAPH 5.4.1



Source: San Francisco Planning Department
San Francisco Office of the Controller, City and County of San Francisco

TABLE 5.4.2

GENERAL REVENUES BY SOURCE, FISCAL YEARS 1986-1995 (1) (2)
Adjusted for Inflation (CPI-U, 1982-84=100)

Constant Thousands of Dollars

Revenue Source	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Property Taxes	294,332	305,513	317,173	324,466	346,606	350,897	363,026	348,153	293,624	280,581
Business Taxes	100,028	97,991	99,631	112,906	115,265	113,685	99,971	105,281	110,340	110,849
Other Local Taxes	166,047	173,980	181,491	181,840	173,326	197,663	191,262	199,882	210,452	215,462
Intergovernmental	278,829	260,931	288,788	287,111	335,974	326,617	379,396	387,647	388,447	402,297
Licenses, Fines, and Penalties	33,046	34,154	37,566	39,974	38,074	36,419	39,563	36,340	44,599	14,002
Interest and Investment Income	33,228	25,101	21,368	24,059	24,008	22,867	21,177	18,150	27,757	27,766
Rents and Concessions	*	*	*	*	*	*	*	*	35,196	25,831
Charges for Services	70,984	82,079	65,233	64,492	68,854	67,371	67,755	80,349	62,453	76,493
Other	6,155	8,120	9,462	10,986	9,686	12,505	10,088	11,158	4,067	3,296
TOTAL	982,649	987,869	1,020,712	1,045,833	1,111,793	1,128,024	1,172,236	1,186,958	1,176,934	1,156,577

Annual Percentage Distribution

Revenue Source	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Property Taxes	30.0	30.9	31.1	31.0	31.2	31.1	31.0	29.3	24.9	24.3
Business Taxes	10.2	9.9	9.8	10.8	10.4	10.1	8.5	8.9	9.4	9.6
Other Local Taxes	16.9	17.6	17.8	17.4	15.6	17.5	16.3	16.8	17.9	18.6
Intergovernmental	28.4	26.4	28.3	27.5	30.2	29.0	32.4	32.7	33.0	34.8
Licenses, Fines, and Penalties	3.4	3.5	3.7	3.8	3.4	3.2	3.4	3.1	3.8	1.2
Interest and Investment Income	3.4	2.5	2.1	2.3	2.2	2.0	1.8	1.5	2.4	2.4
Rents and Concessions	*	*	*	*	*	*	*	*	3.0	2.2
Charges for Services	7.2	8.3	6.4	6.2	6.2	6.0	5.8	6.8	5.3	6.6
Other	0.6	0.8	0.9	1.1	0.9	1.1	0.9	0.9	0.3	0.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Revenue Source	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Property Taxes	3.8	3.8	2.3	6.8	1.2	3.5	-4.1	-15.7	-4.4	-4.7
Business Taxes	-2.0	1.7	13.3	2.1	-1.4	-12.1	5.3	4.8	0.5	10.8
Other Local Taxes	4.8	4.3	0.2	-4.7	14.0	-3.2	4.5	5.3	2.4	29.8
Intergovernmental	-6.4	10.7	-0.6	17.0	-2.8	16.2	2.2	0.2	3.6	44.3
Licenses, Fines, and Penalties	3.4	10.0	6.4	-4.8	-4.3	8.6	-8.1	22.7	-68.6	-57.6
Interest and Investment Income	-24.5	-14.9	12.6	-0.2	-4.7	-7.4	-14.3	52.9	0.0	-16.4
Rents and Concessions	*	*	*	*	*	*	*	*	-26.6	*
Charges for Services	15.6	-20.5	-1.1	6.8	-2.2	0.6	18.6	-22.3	22.5	7.8
Other	31.9	16.5	16.1	-11.8	29.1	-19.3	10.6	-63.6	-19.0	-46.5
TOTAL	0.5	3.3	2.5	6.3	1.5	3.9	1.3	-0.8	-1.7	17.7

(1) Financial statements of the City and County of San Francisco are prepared in accordance to fiscal years. Fiscal years and on June 30th of each year.

(2) The Office of the Controller, City and County of San Francisco has recently revised its budgeting and reporting system, therefore some revenues sources are not comparable over a period of time.

ource: San Francisco Planning Department
San Francisco Office of the Controller, City and County of San Francisco

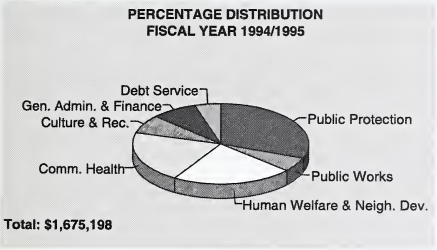
TABLE 5.4.3

GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1994/1995
Current Thousands of Dollars

Expenditures by Function	Amount	Percentage Distribution
Public Protection	514,456	30.7
Public Works, Transportation, and Commerce	95,803	5.7
Human Welfare and Neighborhood Development	372,030	22.2
Community Health	347,661	20.8
Culture and Recreation	125,001	7.5
General Administration and Finance	140,323	8.4
Debt Service	79,924	4.8
TOTAL	1,675,198	100.0

GRAPH 5.4.3

GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1994/1995



Source: San Francisco Planning Department
San Francisco Office of the Controller, City and County of San Francisco

TABLE 5.4.4

GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEARS 1986-1995 (1) (2)

Constant Thousands of Dollars
Adjusted for Inflation (CPI-U,1982-84=100)

Expenditures by Function	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Public Protection	343,651	353,858	338,881	331,494	341,843	342,941	319,303	306,431	320,003	339,351
Public Works, Transportation, and Commerce	51,471	56,593	54,198	52,551	57,263	60,120	68,022	74,681	57,684	63,195
Human Welfare and Neighborhood Development	189,885	198,124	189,739	186,018	208,226	221,042	222,207	229,259	232,362	245,402
Community Health	100,950	105,893	101,411	104,830	123,975	141,252	163,054	210,320	201,773	229,328
Culture and Recreation	77,479	83,131	79,612	79,517	88,548	87,265	80,961	79,909	80,211	82,454
General Administration and Finance	74,592	99,464	95,254	98,983	97,322	106,933	108,343	97,742	93,332	92,561
Debt Service	23,484	21,756	20,835	24,763	38,914	50,024	45,493	43,103	50,186	52,720
TOTAL	861,513	918,817	879,929	878,157	956,091	1,009,576	1,007,382	1,041,445	1,035,551	1,105,012

Annual Percentage Distribution

Expenditures by Function	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Public Protection	39.9	38.5	38.5	37.7	35.8	34.0	31.7	29.4	30.9	30.7
Public Works, Transportation, and Commerce	6.0	6.2	6.2	6.0	6.0	6.0	6.8	7.2	5.6	5.7
Human Welfare and Neighborhood Development	22.0	21.6	21.6	21.2	21.8	21.9	22.1	22.0	22.4	22.2
Community Health	11.7	11.5	11.5	11.9	13.0	14.0	16.2	20.2	19.5	20.8
Culture and Recreation	9.0	9.0	9.0	9.1	9.3	8.6	8.0	7.7	7.7	7.5
General Administration and Finance	8.7	10.8	10.8	11.3	10.2	10.6	10.8	9.4	9.0	8.4
Debt Service	2.7	2.4	2.4	2.8	4.1	5.0	4.5	4.1	4.8	4.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Expenditures by Function	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Public Protection	3.0	1.2	-2.2	3.1	0.3	-6.9	-4.0	4.4	6.0	-1.3
Public Works, Transportation, and Commerce	9.9	2.1	-3.0	9.0	5.0	13.1	9.8	-22.8	9.6	22.8
Human Welfare and Neighborhood Development	4.3	1	-2.0	11.9	6.2	0.5	3.2	1.4	5.6	29.2
Community Health	4.9	4.4	3.4	18.3	13.9	15.4	29.0	-4.1	13.7	127.2
Culture and Recreation	7.3	0.9	-0.1	11.4	-1.4	-7.2	-1.3	0.4	2.8	6.4
General Administration and Finance	33.3	4.9	3.9	-1.7	9.9	1.3	-9.8	-4.5	-0.8	24.1
Debt Service	-7.4	20	18.9	57.1	28.6	-9.1	-5.3	16.4	5.0	124.5
TOTAL	6.7	0.8	-0.2	8.9	5.6	-0.2	3.4	-0.6	6.7	28.3

(1) Financial statements of the City and County of San Francisco are prepared in accordence to fiscal years. Fiscal years end on June 30th of each year.

Source: San Francisco Planning Department
San Francisco Office of the Controller

5.5 BUSINESSES' GROSS RECEIPTS, 1995

Section 5.5 presents information about San Francisco businesses' gross receipts in 1995. Businesses' gross receipts data are provided by the City and County of San Francisco, Office of the Tax Collector. These data are compiled by the Office of the Tax Collector from tax collection forms filed for each registered business. Each business is then classified according to ownership, business class, and principal business code. Not included in these data are government agencies, businesses that have not filed taxes, and businesses that are tax exempt. Banks and insurance companies are exempt from local business tax as well, and thus are not included.

Businesses' gross receipts reported by C&I District may be overstated in a few cases. Each tax form filed for a business must report a specific location in San Francisco, thus when some business owners lacked a specific site, they reported their home address as their business location when filing tax forms. As a result, such businesses are shown to be located within residential neighborhoods. Distortion also occurs when high numbers of industrial businesses are reported in the Financial District, where administrative functions are performed for businesses otherwise engaged in industrial activities.

The data are shown cross-tabulated by Land Use Activity and Commerce and Industry District (C&I), in millions of current dollars. Also shown is the percentage distribution of businesses' gross receipts by Land Use Activity, followed by the percentage distribution of businesses' gross receipts by C&I District.

TABLE 5.1.1 BUSINESSES' GROSS RECEIPTS BY COMMERCE AND INDUSTRY DISTRICTS AND LAND USE ACTIVITY, 19

Current Millions of Dollars

Land Use Activity/ C&I District	Office	Retail	Industrial	Cultural/ Institutional	Hotel	TOTAL
Bay View	184	323	1,077	70	0	1,654
Civic Center	191	383	87	114	344	1,120
Financial	8,464	2,198	1,958	383	352	13,354
Mission	80	330	218	65	5	697
North Beach	342	517	164	64	107	1,194
North Central	215	526	60	301	43	1,145
North West	90	435	71	119	2	717
Other	3	2	10	0	0	16
SOMA	1,016	1,572	1,971	138	76	4,774
South West	242	963	286	186	6	1,683
Van Ness	170	508	137	94	80	989
TOTAL	10,996	7,757	6,039	1,533	1,015	27,341

Annual Percentage Distribution by Land Use Activity

Land Use Activity/ C&I District	Office	Retail	Industrial	Cultural/ Insttutional	Hotel	TOTAL
Bay View	1.7	4.2	17.8	4.6	0.0	6.0
Civic Center	1.7	4.9	1.4	7.4	33.9	4.1
Financial	77.0	28.3	32.4	25.0	34.6	48.8
Mission	0.7	4.2	3.6	4.2	0.5	2.5
North Beach	3.1	6.7	2.7	4.2	10.6	4.4
North Central	2.0	6.8	1.0	19.6	4.3	4.2
North West	0.8	5.6	1.2	7.8	0.2	2.6
Other	0.0	0.0	0.2	0.0	0.0	0.1
SOMA	9.2	20.3	32.6	9.0	7.5	17.5
South West	2.2	12.4	4.7	12.1	0.6	6.2
Van Ness	1.5	6.6	2.3	6.1	7.9	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Annual Percentage Distribution by Commerce and Industry Districts

Land Use Activity/ C&I District	Office	Retail	Industrial	Cultural/ Insttutional	Hotel	TOTAL
Bay View	11.1	19.5	65.1	4.2	0.0	100.0
Civic Center	17.1	34.2	7.8	10.2	30.7	100.0
Financial	63.4	16.5	14.7	2.9	2.6	100.0
Mission	11.5	47.3	31.3	9.3	0.7	100.0
North Beach	28.6	43.3	13.7	5.3	9.0	100.0
North Central	18.8	46.0	5.2	26.3	3.8	100.0
North West	12.6	60.7	9.8	16.7	0.3	100.0
Other	17.0	15.4	64.7	2.9	0.0	100.0
SOMA	21.3	32.9	41.3	2.9	1.6	100.0
South West	14.4	57.2	17.0	11.1	0.4	100.0
Van Ness	17.2	51.4	13.8	9.5	8.1	100.0
TOTAL	40.2	28.4	22.1	5.6	3.7	100.0

Source: San Francisco Planning Department
San Francisco Office of the Controller

6.0 BUILDING ACTIVITY

The tables and graphs in this chapter present information about building permit applications, over the period from 1986 to 1995. Building permit applications are filed at the City and County of San Francisco, Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number and status of applications are both measures of construction activity in San Francisco.

All information for this section was provided by the City and County of San Francisco, and has been analyzed and tabulated by Planning Department staff.

The tables and graphs in this chapter are presented in five sections. Data in sections 6.1 and 6.2 are reported by the year of last action taken by the DBI, from 1986 to 1995. In previous Inventories, these data were reported by permit application file date. In section 6.1, data are reported by Land Use Activity, and in section 6.2 these data are reported by Commerce and Industry District. For further information on Land Use Activities and Commerce and Industry Districts, refer to the Data Formats section in the introduction. In section 6.3, permit and construction cost data are cross-tabulated by Land Use Activity and Commerce and Industry District, for 1995. Section 6.4 describes permit applications by application status, first by Land Use Activity and then by Commerce and Industry District, for 1995. Section 6.5 reports total office space and office vacancy rates in San Francisco from 1986 to 1995.

Sections 6.1 and 6.2 consist of tables subdivided into three groups: all building permit applications, building permit applications for new construction activity, and building permit applications for alterations and demolitions. In turn, each group contains tables which report building permits, total construction cost, and average construction cost per building permit. Included on each page are annual percentage distributions and annual percentage changes.

The construction cost data reported in these tables are the estimated construction cost for each project, as reviewed by the DBI. Total and average construction cost indicate the scope, complexity, and extent of construction activity in San Francisco. While total construction cost measures the size and complexity of construction activity in San Francisco, average construction cost relate number of applications to total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1995 is designated as the base year.

DBI classifies permit applications by thirteen status categories. For this report, these status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications that were canceled, including applications that have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other," which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or which have no information.

TABLE 6.1.1.A

ALL BUILDING PERMITS BY LAND USE ACTIVITY
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	1,610	1,045	199	245	141	7,614	10,857
1987	1,721	948	154	206	62	7,250	10,344
1988	1,894	1,339	203	209	64	8,709	12,424
1989	1,940	1,213	201	232	76	11,306	14,976
1990	1,774	1,293	275	225	75	13,957	17,609
1991	1,955	1,151	277	195	94	12,138	15,814
1992	1,940	1,073	198	216	41	9,626	13,101
1993	1,380	993	180	186	26	8,206	10,983
1994	1,374	955	113	210	39	7,166	9,861
1995	1,527	1,018	96	229	41	7,311	10,232
TOTAL	17,115	11,028	1,896	2,153	659	93,283	126,201

Annual Percentage Distribution by Land Use Activity

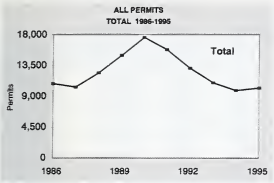
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	14.8	9.6	1.8	2.3	1.3	70.1	100.0
1987	16.6	9.2	1.5	2.0	0.6	70.1	100.0
1988	15.2	10.8	1.6	1.7	0.5	70.1	100.0
1989	13.0	8.1	1.3	1.5	0.5	75.5	100.0
1990	10.1	7.3	1.6	1.3	0.4	79.3	100.0
1991	12.4	7.3	1.8	1.2	0.6	76.8	100.0
1992	14.8	8.2	1.5	1.6	0.3	73.5	100.0
1993	12.6	9.0	1.6	1.7	0.2	74.7	100.0
1994	13.9	9.7	1.1	2.1	0.4	72.7	100.0
1995	14.9	9.9	0.9	2.2	0.4	71.5	100.0
TOTAL	13.6	8.7	1.5	1.7	0.5	73.9	100.0

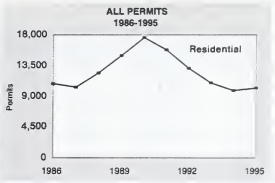
Percentage Change by Land Use Activity

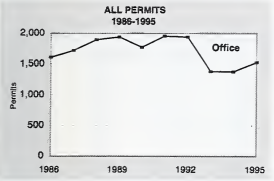
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986-1987	6.9	-9.3	-22.6	-15.9	-56.0	-4.8	-4.7
1987-1988	10.1	41.2	31.8	1.5	3.2	20.1	20.1
1988-1989	2.4	-9.4	-1.0	11.0	18.8	29.8	20.5
1989-1990	-8.6	6.6	36.8	-3.0	0.0	23.4	17.6
1990-1991	10.2	-11.0	0.7	-13.3	0.0	-13.0	-10.2
1991-1992	-0.8	-6.8	-28.5	10.8	-56.4	-20.7	-17.2
1992-1993	-28.9	-7.5	-9.1	-13.9	-36.6	-14.8	-16.2
1993-1994	-0.4	-3.8	-37.2	12.9	0.0	-12.7	-10.2
1994-1995	11.1	6.6	-15.0	9.0	0.0	2.0	3.8
1986-1995	-5.2	-2.6	-51.8	-6.5	-70.9	-4.0	-5.8

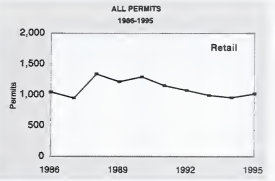
Source: San Francisco Planning Department
Department of Building Inspection

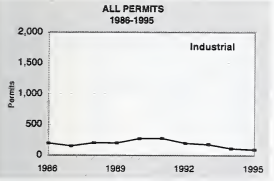
ALL PERMITS BY LAND USE ACTIVITY
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

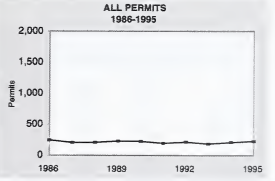


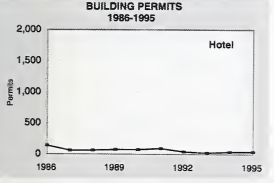












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.1.B

TOTAL CONSTRUCTION COST FOR ALL PERMITS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1985-1996

Constant 1995 Thousands Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	143,138	38,150	32,299	130,849	12,036	140,420	496,945
1987	205,525	45,519	19,379	39,086	36,657	147,467	493,684
1988	235,518	75,417	9,958	156,191	60,784	151,086	688,977
1989	216,130	38,834	7,088	79,245	50,246	212,129	603,706
1990	242,030	55,435	37,684	72,591	119,537	224,186	751,550
1991	187,854	101,227	7,275	11,305	44,341	226,757	578,830
1992	220,509	43,329	7,659	36,089	18,976	248,246	574,883
1993	107,060	34,329	8,954	123,892	2,008	129,580	405,908
1994	75,785	54,986	3,157	60,860	57,326	269,819	521,955
1995	164,277	77,551	6,351	36,927	12,651	157,274	455,134
TOTAL	1,797,825	564,776	139,803	747,036	414,563	1,906,965	5,571,572

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	28.8	7.7	6.5	26.3	2.4	28.3	100.0
1987	41.6	9.2	3.9	7.9	7.4	29.9	100.0
1988	34.2	10.9	1.4	22.7	8.8	21.9	100.0
1989	35.8	6.4	1.2	13.1	8.3	35.1	100.0
1990	32.2	7.4	5.0	9.7	15.9	29.8	100.0
1991	32.5	17.5	1.3	2.0	7.7	39.2	100.0
1992	38.4	7.5	1.3	6.3	3.3	43.2	100.0
1993	26.4	8.5	2.2	30.5	0.5	31.9	100.0
1994	14.5	10.5	0.6	11.7	11.0	51.7	100.0
1995	36.1	17.0	1.4	8.1	2.8	34.6	100.0
TOTAL	32.3	10.1	2.5	13.4	7.4	34.2	100.0

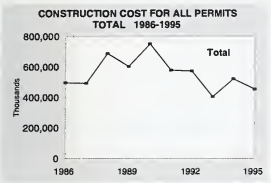
Percentage Change by Land Use Activity

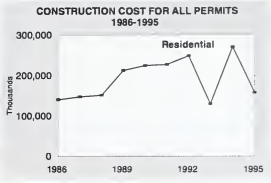
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986-1987	43.6	19.3	-40.0	-70.1	204.6	5.0	-0.7
1987-1988	14.6	65.7	-48.6	299.6	65.8	2.5	39.6
1988-1989	-8.2	-48.5	-28.8	-49.3	-17.3	40.4	-12.4
1989-1990	12.0	42.7	431.6	-8.4	137.9	5.7	24.5
1990-1991	-22.4	82.6	-80.7	-84.4	-62.9	1.1	-23.0
1991-1992	17.4	-57.2	5.3	219.2	-57.2	9.5	-0.7
1992-1993	-51.4	-20.8	16.9	243.3	-89.4	-47.8	-29.4
1993-1994	-29.2	60.2	-64.7	-50.9	2754.3	108.2	28.6
1994-1995	116.8	41.0	101.2	-39.3	-77.9	-41.7	-12.8
1986-1995	14.8	103.3	-80.3	-71.8	5.1	12.0	-8.4

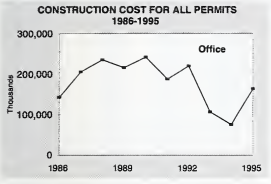
Source: San Francisco Planning Department
Department of Building Inspection

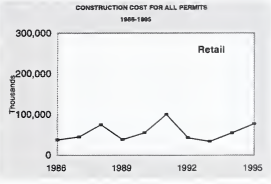
TOTAL CONSTRUCTION COST FOR ALL PERMITS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

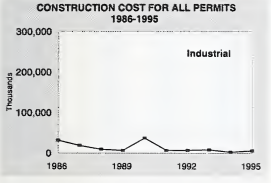
Constant 1995 Thousands Dollars

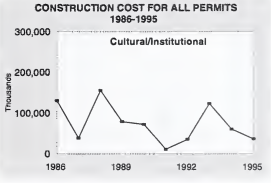


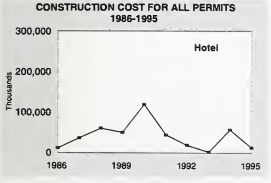












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.1.C

AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1985-1996

Constant 1995 Thousands of Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	ALL USES
1986	89	37	162	534	85	18	17	46
1987	119	48	126	190	591	20	17	48
1988	124	56	49	747	950	17	4	55
1989	111	32	35	342	661	19	4	40
1990	136	43	137	323	1,594	16	9	43
1991	96	88	26	58	472	19	18	37
1992	114	40	39	167	463	26	11	44
1993	78	35	50	666	77	16	7	37
1994	55	58	28	290	1,470	38	6	53
1995	108	76	66	161	309	22	10	44
TOTAL	105	51	74	347	629	20	9	44

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.A

PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	15	19	61	19	0	287	401
1987	9	13	16	5	1	283	327
1988	6	34	20	8	0	297	365
1989	4	12	6	12	2	227	263
1990	8	25	16	3	3	249	304
1991	5	7	8	1	0	188	209
1992	6	19	11	4	1	228	269
1993	4	2	6	3	0	105	120
1994	1	11	8	5	0	134	159
1995	4	16	3	2	0	132	157
TOTAL	62	158	155	62	7	2,130	2,574

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	3.7	4.7	15.2	4.7	0.0	71.6	100.0
1987	2.8	4.0	4.9	1.5	0.3	86.5	100.0
1988	1.6	9.3	5.5	2.2	0.0	81.4	100.0
1989	1.5	4.6	2.3	4.6	0.8	86.3	100.0
1990	2.6	8.2	5.3	1.0	1.0	81.9	100.0
1991	2.4	3.3	3.8	0.5	0.0	90.0	100.0
1992	2.2	7.1	4.1	1.5	0.4	84.8	100.0
1993	3.3	1.7	5.0	2.5	0.0	87.5	100.0
1994	0.6	6.9	5.0	3.1	0.0	84.3	100.0
1995	2.5	10.2	1.9	1.3	0.0	84.1	100.0
TOTAL	2.4	6.1	6.0	2.4	0.3	82.8	100.0

Percentage Change by Land Use Activity

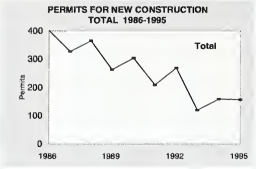
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986-1987	-40.0	-31.6	-73.8	-73.7	0.0	-1.4	-18.5
1987-1988	-33.3	161.5	25.0	60.0	-100.0	4.9	11.6
1988-1989	-33.3	-64.7	-70.0	50.0	0.0	-23.6	-27.9
1989-1990	100.0	108.3	166.7	-75.0	0.0	9.7	15.6
1990-1991	-37.5	-72.0	-50.0	-66.7	0.0	-24.5	-31.3
1991-1992	20.0	171.4	37.5	300.0	0.0	21.3	28.7
1992-1993	-33.3	-89.5	-45.5	-25.0	-100.0	-53.9	-55.4
1993-1994	-75.0	450.0	33.3	66.7	0.0	27.6	32.5
1994-1995	300.0	45.5	-62.5	-60.0	0.0	-1.5	-1.3
1986-1995	-12.4	-1.7	-26.0	-20.2	0.0	-7.5	-9.0

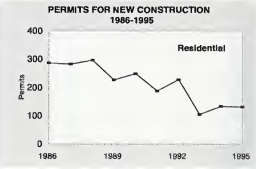
Source: San Francisco Planning Department
Department of Building Inspection

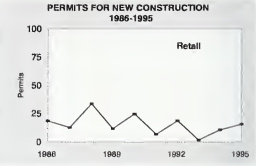
GRAPHS 6.1.2.A

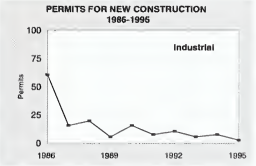
BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1985-1995

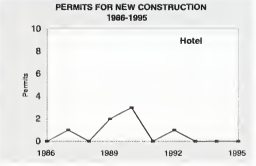
Constant 1995 Thousands of Dollars











Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.B

TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	31,492	10,600	21,033	117,615	0	80,288	261,027
1987	87,236	6,853	8,893	28,912	34,059	92,861	258,814
1988	64,541	11,443	5,466	138,393	0	83,959	303,802
1989	76,727	5,823	853	55,575	43,186	123,867	306,032
1990	106,615	7,536	27,909	54,790	117,245	119,903	433,999
1991	9,468	62,519	1,514	575	0	116,003	190,080
1992	52,534	11,769	1,962	18,391	17,960	145,950	248,566
1993	24,583	3,728	1,920	116,081	0	44,734	191,046
1994	193	15,249	1,306	46,170	0	100,142	163,060
1995	13,280	30,471	1,055	2,165	0	71,718	118,689
TOTAL	466,670	165,990	71,912	578,667	212,451	979,425	2,475,115

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Institutional	Hotel	Residential	TOTAL
1986	12.1	4.1	8.1	45.1	0.0	30.8	100.0
1987	33.7	2.6	3.4	11.2	13.2	35.9	100.0
1988	21.2	3.8	1.8	45.6	0.0	27.6	100.0
1989	25.1	1.9	0.3	18.2	14.1	40.5	100.0
1990	24.6	1.7	6.4	12.6	27.0	27.6	100.0
1991	5.0	32.9	0.8	0.3	0.0	61.0	100.0
1992	21.1	4.7	0.8	7.4	7.2	58.7	100.0
1993	12.9	2.0	1.0	60.8	0.0	23.4	100.0
1994	0.1	9.4	0.8	28.3	0.0	61.4	100.0
1995	11.2	25.7	0.9	1.8	0.0	60.4	100.0
TOTAL	18.9	6.7	2.9	23.4	8.6	39.6	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986-1987	177.0	-35.4	-57.7	-75.4	0.0	15.7	-0.8
1987-1988	-26.0	67.0	-38.5	378.7	-100.0	-9.6	17.4
1988-1989	18.9	-49.1	-84.4	-59.8	0.0	47.5	0.7
1989-1990	39.0	29.4	3173.7	-1.4	171.5	-3.2	41.8
1990-1991	-91.1	729.6	-94.6	-99.0	-100.0	-3.3	-56.2
1991-1992	454.8	-81.2	29.6	3099.4	0.0	25.8	30.8
1992-1993	-53.2	-68.3	-2.1	531.2	-100.0	-69.3	-23.1
1993-1994	-99.2	309.0	-32.0	-60.2	0.0	123.9	-14.6
1994-1995	6780.8	99.8	-19.2	-95.3	0.0	-28.4	-27.2
1986-1995	-57.8	187.5	-95.0	-98.2	0.0	-10.7	-54.5

Source: San Francisco Planning Department
Department of Building Inspection

GRAPHS 6.1.2.B

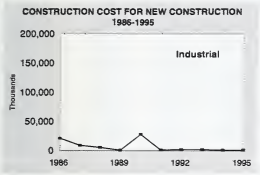
TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

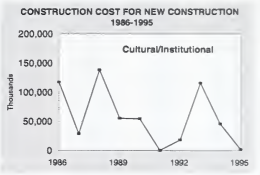
Constant 1995 Thousands of Dollars

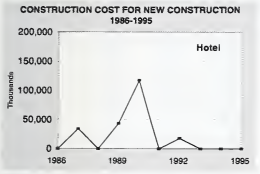
Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars







Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.C **AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995**

Constant 1995 Thousands of Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1986	2,099	558	345	6,190	0	280	651
1987	9,693	527	556	5,782	34,059	328	791
1988	10,757	337	273	17,299	0	283	832
1989	19,182	485	142	4,631	21,593	546	1,164
1990	13,327	301	1,744	18,263	39,082	482	1,428
1991	1,894	8,931	189	575	0	617	909
1992	8,756	619	178	4,598	17,960	640	924
1993	6,146	1,864	320	38,694	0	426	1,592
1994	193	1,386	163	9,234	0	747	1,026
1995	3,320	1,904	352	1,083	0	543	756
TOTAL	7,527	1,051	464	9,333	30,350	460	962

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.3.A

PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVIY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986	1,595	1,026	138	226	141	7,327	3	10,456
1987	1,712	935	138	201	61	6,967	3	10,017
1988	1,888	1,305	183	201	64	8,412	6	12,059
1989	1,936	1,201	195	220	74	11,079	8	14,713
1990	1,766	1,268	259	222	72	13,708	10	17,305
1991	1,950	1,144	269	194	94	11,950	4	15,605
1992	1,934	1,054	187	212	40	9,398	7	12,832
1993	1,376	991	174	183	26	8,101	12	10,863
1994	1,373	944	105	205	39	7,032	4	9,702
1995	1,523	1,002	93	227	41	7,179	10	10,075
TOTAL	17,053	10,870	1,741	2,091	652	91,153	67	123,627

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986	15.3	9.8	1.3	2.2	1.3	70.1	0.0	100.0
1987	17.1	9.3	1.4	2.0	0.6	69.6	0.0	100.0
1988	15.7	10.8	1.5	1.7	0.5	69.8	0.0	100.0
1989	13.2	8.2	1.3	1.5	0.5	75.3	0.1	100.0
1990	10.2	7.3	1.5	1.3	0.4	79.2	0.1	100.0
1991	12.5	7.3	1.7	1.2	0.6	76.6	0.0	100.0
1992	15.1	8.2	1.5	1.7	0.3	73.2	0.1	100.0
1993	12.7	9.1	1.6	1.7	0.2	74.6	0.1	100.0
1994	14.2	9.7	1.1	2.1	0.4	72.5	0.0	100.0
1995	15.1	9.9	0.9	2.3	0.4	71.3	0.1	100.0
TOTAL	13.8	8.8	1.4	1.7	0.5	73.7	0.1	100.0

Percentage Change by Land Use Activity

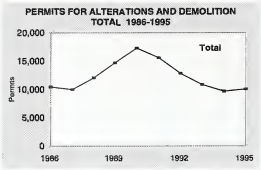
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986-1987	7.3	-8.9	0.0	-11.1	-56.7	-4.9	0.0	-4.2
1987-1988	10.3	39.6	32.6	0.0	4.9	20.7	0.0	20.4
1988-1989	2.5	-8.0	6.6	9.5	15.6	31.7	33.3	22.0
1989-1990	-8.8	5.6	32.8	0.9	0.0	23.7	0.0	17.6
1990-1991	10.4	-9.8	3.9	-12.6	0.0	-12.8	-60.0	-9.8
1991-1992	-0.8	-7.9	-30.5	9.3	-57.4	-21.4	0.0	-17.8
1992-1993	-28.9	-6.0	-7.0	-13.7	-35.0	-13.8	0.0	-15.3
1993-1994	-0.2	-4.7	-39.7	12.0	0.0	-13.2	0.0	-10.7
1994-1995	10.9	6.1	-11.4	10.7	0.0	2.1	150.0	3.8
1986-1995	-0.5	-0.2	-3.9	0.0	-11.6	-0.2	12.8	-0.4

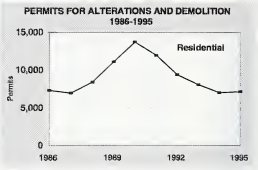
Source: San Francisco Planning Department
Department of Building Inspection

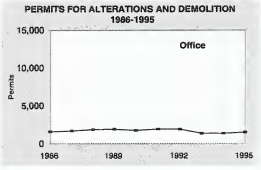
GRAPHS 6.1.3.A

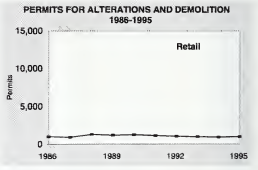
PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

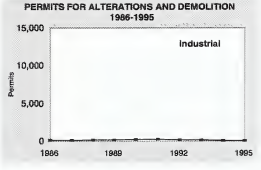
Number of Permits

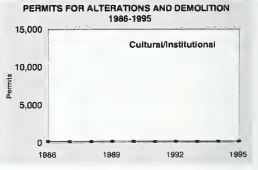


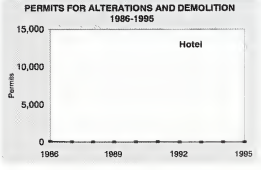












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.3.B

TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986	111,646	27,550	11,267	13,234	12,036	60,132	52	235,918
1987	118,289	38,666	10,485	10,174	2,598	54,606	52	234,870
1988	170,977	63,974	4,492	17,799	60,784	67,127	22	385,175
1989	139,403	33,011	6,236	23,670	7,060	88,262	33	297,674
1990	135,415	47,899	9,775	17,801	2,292	104,283	87	317,551
1991	178,386	38,708	5,760	10,730	44,341	110,754	71	388,750
1992	167,975	31,560	5,697	17,698	1,016	102,296	75	326,316
1993	82,476	30,601	7,034	7,811	2,008	84,846	85	214,862
1994	75,592	39,737	1,851	14,689	57,326	169,677	23	358,895
1995	150,997	47,080	5,296	34,762	12,651	85,557	103	336,445
TOTAL	1,331,154	398,786	67,892	168,369	202,112	927,539	605	3,096,457

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986	47.3	11.7	4.8	5.6	5.1	25.5	0.0	100.0
1987	50.4	16.5	4.5	4.3	1.1	23.2	0.0	100.0
1988	44.4	16.6	1.2	4.6	15.8	17.4	0.0	100.0
1989	46.8	11.1	2.1	8.0	2.4	29.7	0.0	100.0
1990	42.6	15.1	3.1	5.6	0.7	32.8	0.0	100.0
1991	45.9	10.0	1.5	2.8	11.4	28.5	0.0	100.0
1992	51.5	9.7	1.7	5.4	0.3	31.3	0.0	100.0
1993	38.4	14.2	3.3	3.6	0.9	39.5	0.0	100.0
1994	21.1	11.1	0.5	4.1	16.0	47.3	0.0	100.0
1995	44.9	14.0	1.6	10.3	3.8	25.4	0.0	100.0
TOTAL	43.0	12.9	2.2	5.4	6.5	30.0	0.0	100.0

Percentage Change by Land Use Activity

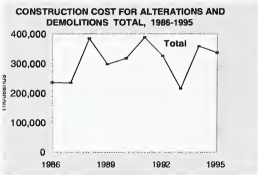
Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1986-1987	5.9	40.3	-6.9	-23.1	-78.4	-9.2	0.3	-0.4
1987-1988	44.5	65.5	-57.2	74.9	2239.6	22.9	-57.2	64.0
1988-1989	-18.5	-48.4	38.8	33.0	-88.4	31.5	47.9	-22.7
1989-1990	-2.9	45.1	56.8	-24.8	-67.5	18.2	165.2	6.7
1990-1991	31.7	-19.2	-41.1	-39.7	1835.0	6.2	-18.6	22.4
1991-1992	-5.8	-18.5	-1.1	64.9	-97.7	-7.6	5.7	-16.1
1992-1993	-50.9	-3.0	23.5	-55.9	97.7	-17.1	13.5	-34.2
1993-1994	-8.3	29.9	-73.7	88.0	2754.3	100.0	-72.8	67.0
1994-1995	99.8	18.5	186.1	136.6	-77.9	-49.6	346.0	-6.3
1986-1995	35.2	70.9	-53.0	162.7	5.1	42.3	98.9	42.6

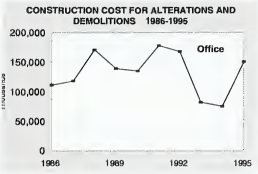
Source: San Francisco Planning Department
Department of Building Inspection

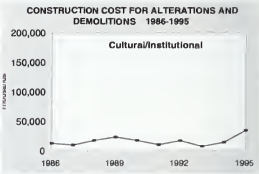
GRAPHS 6.1.3.B

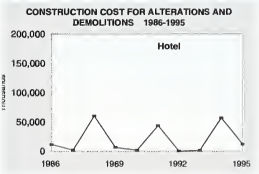
TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands Dollars









Source: San Francisco Planning Department
Department of Building Inspection

AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY BY YEAR OF LAST ACTION TAKEN BY DEPARTMENT OF BUILDING INSPECTION, 1986-1995

TABLE 6.1.3.C

Constant 1995 Thousands Dollars

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	ALL USES
1986	70	27	82	59	85	8	17	23
1987	69	41	76	51	43	8	17	23
1988	91	49	25	89	950	8	4	32
1989	72	27	32	108	95	8	4	20
1990	77	38	38	80	32	8	9	18
1991	91	34	21	55	472	9	18	25
1992	87	30	30	83	25	11	11	25
1993	60	31	40	43	77	10	7	20
1994	55	42	18	72	1,470	24	6	37
1995	99	47	57	153	309	12	10	33
TOTAL	78	37	39	81	310	10	9	25

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.1.A

ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
North West	1,321	1,208	1,453	1,532	2,229	1,647	1,301	1,214	891	1,001
North Central	1,401	1,324	1,515	1,597	2,201	2,042	1,469	1,260	1,240	1,312
Van Ness	577	421	442	503	547	446	382	371	321	271
North Beach	421	346	421	474	420	342	331	299	239	249
Financial	1,242	1,065	1,232	1,412	1,300	1,460	1,407	955	1,007	1,136
Civic Center	504	355	379	412	359	330	316	258	221	275
SOMA	965	1,000	1,336	1,326	1,454	1,441	1,290	935	968	993
Mission	660	528	665	993	1,020	819	604	623	584	597
Bay View	360	282	378	360	550	386	350	326	165	146
South West	3,440	3,835	4,609	6,432	7,919	7,042	5,659	4,747	4,224	4,241
Other	9	5	10	12	8	4	1	0	1	13
TOTAL	10,900	10,369	12,440	15,053	18,007	15,959	13,110	10,988	9,861	10,234

Annual Percentage Distribution by Commerce and Industry Districts

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
North West	12.1	11.7	11.7	10.2	12.4	10.3	9.9	11.0	9.0	9.8
North Central	12.9	12.8	12.2	10.6	12.2	12.8	11.2	11.5	12.6	12.8
Van Ness	5.3	4.1	3.6	3.3	3.0	2.8	2.9	3.4	3.3	2.6
North Beach	3.9	3.3	3.4	3.1	2.3	2.1	2.5	2.7	2.4	2.4
Financial	11.4	10.3	9.9	9.4	7.2	9.1	10.7	8.7	10.2	11.1
Civic Center	4.6	3.4	3.0	2.7	2.0	2.1	2.4	2.3	2.2	2.7
SOMA	8.9	9.6	10.7	8.8	8.1	9.0	9.8	8.5	9.8	9.7
Mission	6.1	5.1	5.3	6.6	5.7	5.1	4.6	5.7	5.9	5.8
Bay View	3.3	2.7	3.0	2.4	3.1	2.4	2.7	3.0	1.7	1.4
South West	31.6	37.0	37.0	42.7	44.0	44.1	43.2	43.2	42.8	41.4
Other	0.1	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Commerce and Industry Districts

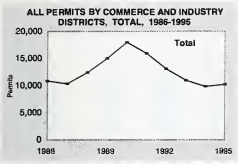
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
North West	-8.6	20.3	5.4	45.5	-26.1	-21.0	-6.7	-26.6	12.3	2.8
North Central	-5.5	14.4	5.4	37.8	-7.2	-28.1	-14.2	-1.6	5.8	3.9
Van Ness	-27.0	5.0	13.8	8.7	-18.5	-14.3	-2.9	-13.5	-15.6	0.8
North Beach	-17.8	21.7	12.6	-11.4	-18.6	-3.2	-9.7	-20.1	4.2	2.0
Financial	-14.3	15.7	14.6	-7.9	12.3	-3.6	-32.1	5.4	12.8	3.1
Civic Center	-29.6	6.8	8.7	-12.9	-8.1	-4.2	-18.4	-14.3	24.4	0.1
SOMA	3.6	33.6	-0.7	9.7	-0.9	-10.5	-27.5	3.5	2.6	4.2
Mission	-20.0	25.9	49.3	2.7	-19.7	-26.3	3.1	-6.3	2.2	3.2
Bay View	-21.7	34.0	-4.8	52.8	-29.8	-9.3	-6.9	-49.4	-11.5	3.2
South West	11.5	20.2	39.6	23.1	-11.1	-19.6	-16.1	-11.0	0.4	4.1
TOTAL	-4.9	20.0	21.0	19.6	-11.4	-17.9	-16.2	-10.3	3.8	3.5

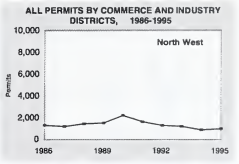
Source: San Francisco Planning Department
Department of Building Inspection

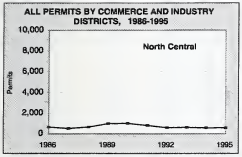
ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1985-1995

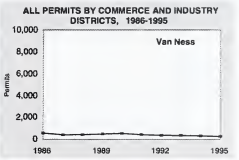
GRAPHS 6.2.1.A

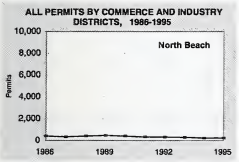
Number of Permits

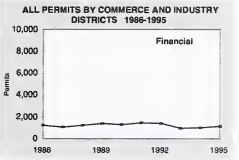


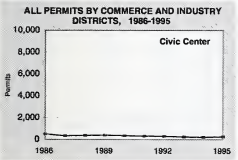


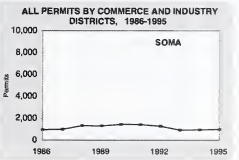


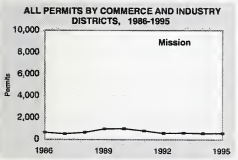


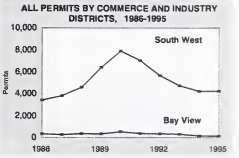












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.1.B

TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY LAST YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	35,847	16,861	10,850	14,680	19,139	9,574	14,891	7,473	5,499	7,257
Civic Center	19,325	52,231	77,412	12,820	20,227	8,366	14,250	19,381	37,228	50,012
Financial	175,534	83,041	316,110	180,873	262,538	168,174	138,307	82,059	113,609	126,151
Mission	18,517	12,019	8,925	11,300	12,600	31,060	11,693	9,552	7,202	9,570
North Beach	23,175	6,620	9,117	10,573	18,132	9,324	52,899	7,831	7,781	21,005
North Central	52,111	41,192	32,631	42,487	63,565	67,803	45,662	16,241	21,016	40,121
North West	25,927	32,116	23,773	25,664	42,991	32,292	22,552	20,195	115,868	17,765
SOMA	78,435	177,460	104,693	221,773	212,246	170,614	159,889	170,344	117,650	101,998
South West	47,221	62,019	94,339	70,126	95,080	74,468	74,795	66,805	58,434	71,410
Van Ness	20,618	10,311	11,180	13,753	13,380	10,676	40,405	6,046	37,662	9,922
TOTAL	497,022	493,951	689,045	604,077	759,909	583,448	575,344	405,928	521,955	455,319

Annual Percentage Distribution by C&I District

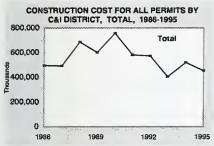
C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	7.2	3.4	1.6	2.4	2.5	1.6	2.6	1.8	1.1	1.6
Civic Center	3.9	10.6	11.2	2.1	2.7	1.4	2.5	4.8	7.1	11.0
Financial	35.3	16.8	45.9	29.9	34.5	28.8	24.0	20.2	21.8	27.7
Mission	3.7	2.4	1.3	1.9	1.7	5.3	2.0	2.4	1.4	2.1
North Beach	4.7	1.3	1.3	1.8	2.4	1.6	9.2	1.9	1.5	4.6
North Central	10.5	8.3	4.7	7.0	8.4	11.6	7.9	4.0	4.0	8.8
North West	5.2	6.5	3.5	4.2	5.7	5.5	3.9	5.0	22.2	3.9
SOMA	15.8	35.9	15.2	36.7	27.9	29.2	27.8	42.0	22.5	22.4
South West	9.5	12.6	13.7	11.6	12.5	12.8	13.0	16.5	11.2	15.7
Van Ness	4.1	2.1	1.6	2.3	1.8	1.8	7.0	1.5	7.2	2.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

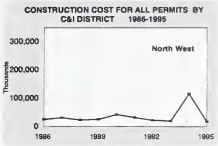
Percentage Change By C&I District

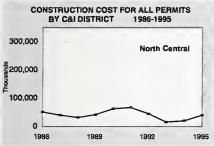
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Bay View	-53.0	-35.7	35.3	30.4	-50.0	55.5	-49.8	-26.4	32.0	-79.8
Civic Center	170.3	48.2	-83.4	57.8	-58.6	70.3	36.0	92.1	34.3	158.8
Financial	-52.7	280.7	-42.8	45.2	-35.9	-17.8	-40.7	38.4	11.0	-28.1
Mission	-35.1	-25.7	26.6	11.5	146.5	-62.4	-18.3	-24.6	32.9	-48.3
North Beach	-71.4	37.7	16.0	71.5	-48.6	467.4	-85.2	-0.6	170.0	-9.4
North Central	-21.0	-20.8	30.2	49.6	6.7	-32.7	-64.4	29.4	90.9	-23.0
North West	23.9	-26.0	8.0	67.5	-24.9	-30.2	-10.5	473.7	-84.7	-31.5
SOMA	126.3	-41.0	111.8	-4.3	-19.6	-6.3	6.5	-30.9	-13.3	30.0
South West	31.3	52.1	-25.7	35.6	-21.7	0.4	-10.7	-12.5	22.2	51.2
Van Ness	-50.0	8.4	23.0	-2.7	-20.2	278.5	-85.0	522.9	-73.7	-51.9
TOTAL	-0.6	39.5	-12.3	25.8	-23.2	-1.4	-29.4	28.6	-12.8	-8.4

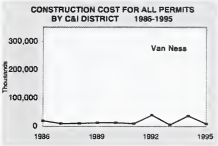
Source: San Francisco Planning Department
Department of Building Inspection

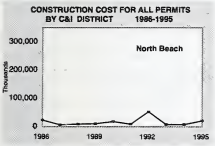
TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

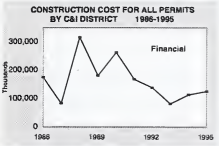


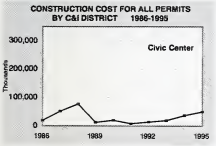


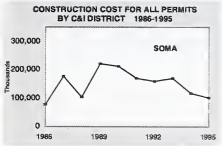


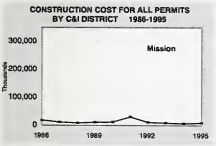


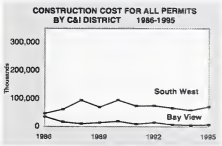












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.1.C **AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY LAST YEAR OF ACTION TAKEN BY DEPARTMENT OF BUILDING INSPECTION, 1986-1995**

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	100	60	29	41	35	25	43	23	33	50
Civic Center	38	147	204	31	56	25	45	75	168	182
Financial	141	78	257	128	202	115	98	86	113	111
Mission	28	23	13	11	12	38	19	15	12	16
North Beach	55	19	22	22	43	27	160	26	33	84
North Central	37	31	22	27	29	33	31	13	17	31
North West	20	27	16	17	19	20	17	17	130	18
SOMA	81	177	78	167	146	118	124	182	122	103
South West	14	16	20	11	12	11	13	14	14	17
Van Ness	36	24	25	27	24	24	106	16	117	37
Other	35	16	2	2	1	274	1	0	6	8
TOTAL	46	48	55	40	42	37	44	37	53	44

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.2.A

BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	99	27	65	39	40	24	45	16	17	15
Civic Center	3	6	19	11	7	2	13	1	5	2
Financial	5	1	5	3	7	2	4	1	4	0
Mission	46	14	14	17	25	18	20	15	12	7
North Beach	9	5	4	2	4	4	12	1	1	5
North Central	24	15	26	13	20	13	19	7	17	12
North West	58	84	50	21	37	25	18	7	12	12
SOMA	59	22	34	41	33	30	34	13	19	23
South West	87	150	146	113	130	88	100	58	68	79
Van Ness	10	3	2	3	2	3	4	1	4	2
TOTAL	401	327	365	263	305	209	269	120	159	157

Annual Percentage Distribution by C&I District

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	24.7	8.3	17.8	14.8	13.1	11.5	16.7	13.3	10.7	9.6
Civic Center	0.7	1.8	5.2	4.2	2.3	1.0	4.8	0.8	3.1	1.3
Financial	1.2	0.3	1.4	1.1	2.3	1.0	1.5	0.8	2.5	0.0
Mission	11.5	4.3	3.8	6.5	8.2	8.6	7.4	12.5	7.5	4.5
North Beach	2.2	1.5	1.1	0.8	1.3	1.9	4.5	0.8	0.6	3.2
North Central	6.0	4.6	7.1	4.9	6.6	6.2	7.1	5.8	10.7	7.6
North West	14.5	25.7	13.7	8.0	12.1	12.0	6.7	5.8	7.5	7.6
SOMA	14.7	6.7	9.3	15.6	10.8	14.4	12.6	10.8	11.9	14.6
South West	21.7	45.9	40.0	43.0	42.6	42.1	37.2	48.3	42.8	50.3
Van Ness	2.5	0.9	0.5	1.1	0.7	1.4	1.5	0.8	2.5	1.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

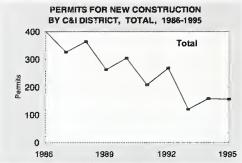
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Bay View	-72.7	140.7	-40.0	2.6	-40.0	87.5	-64.4	6.3	-11.8	-84.8
Civic Center	100.0	216.7	-42.1	-36.4	-71.4	550.0	-92.3	400.0	-60.0	-33.3
Financial	-80.0	400.0	-40.0	133.3	-71.4	100.0	-75.0	300.0	-100.0	-100.0
Mission	-69.6	0.0	21.4	47.1	-28.0	11.1	-25.0	-20.0	-41.7	-84.8
North Beach	-44.4	-20.0	-50.0	100.0	0.0	200.0	-91.7	0.0	400.0	-44.4
North Central	-37.5	73.3	-50.0	53.8	-35.0	46.2	-63.2	142.9	-29.4	-50.0
North West	44.8	-40.5	-58.0	76.2	-32.4	-28.0	-61.1	71.4	0.0	-79.3
SOMA	-62.7	54.5	20.6	-19.5	-9.1	13.3	-61.8	46.2	21.1	-61.0
South West	72.4	-2.7	-22.6	15.0	-32.3	13.6	-42.0	17.2	16.2	-9.2
Van Ness	-70.0	-33.3	50.0	-33.3	50.0	33.3	-75.0	300.0	-50.0	-80.0
TOTAL	-18.5	11.6	-27.9	16.0	-31.5	28.7	-55.4	32.5	-1.3	-60.8

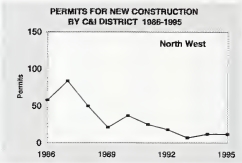
Source: San Francisco Planning Department
Department of Building Inspection

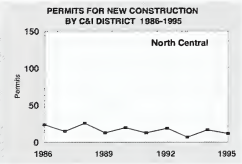
GRAPHS 6.2.2.A

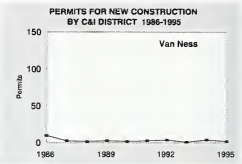
BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

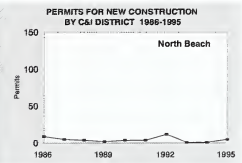
Number of Permits

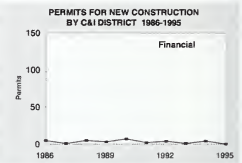


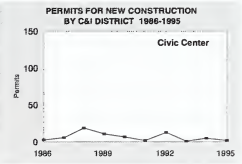


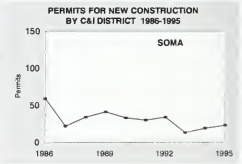


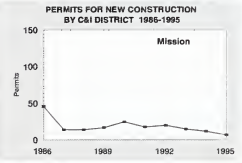


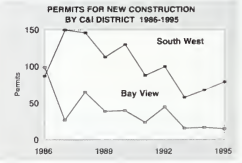












Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

TABLE 6.2.2.B

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	31,483	7,102	7,072	8,341	13,409	4,012	11,348	4,756	4,091	3,432
Civic Center	4,473	41,969	2,366	2,346	13,525	484	1,622	10,718	28,830	275
Financial	97,595	27,207	200,356	75,250	145,253	7,550	42,874	20,930	56,601	0
Mission	14,141	8,396	4,905	4,309	5,445	14,112	4,831	4,679	2,981	3,472
North Beach	17,764	1,862	1,216	2,888	9,595	5,124	45,221	280	1,930	9,730
North Central	23,264	7,953	10,361	10,706	36,716	35,303	24,375	1,971	6,630	13,214
North West	15,061	22,252	12,912	9,335	11,649	8,293	5,281	2,042	4,776	3,993
SOMA	28,734	109,029	36,011	159,198	155,097	91,999	61,496	120,049	13,671	56,970
South West	19,827	31,534	28,189	27,610	40,110	21,744	26,860	25,081	19,262	27,303
Van Ness	8,536	1,509	414	6,049	5,825	1,460	24,659	541	24,287	300
TOTAL	261,027	258,814	303,802	306,032	436,627	190,080	248,566	191,046	163,060	118,689

Annual Percentage Distribution by C&I District

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	12.1	2.7	2.3	2.7	3.1	2.1	4.6	2.5	2.5	2.9
Civic Center	1.7	16.2	0.8	0.8	3.1	0.3	0.7	5.6	17.7	0.2
Financial	37.4	10.5	65.9	24.6	33.3	4.0	17.2	11.0	34.7	0.0
Mission	5.4	3.2	1.6	1.4	1.2	7.4	1.9	2.4	1.8	2.9
North Beach	6.8	0.7	0.4	0.9	2.2	2.7	18.2	0.1	1.2	8.2
North Central	8.9	3.1	3.4	3.5	8.4	18.6	9.8	1.0	4.1	11.1
North West	5.8	8.6	4.2	3.1	2.7	4.4	2.1	1.1	2.9	3.4
SOMA	11.0	42.1	11.9	52.0	35.5	48.4	24.7	62.8	8.4	48.0
South West	7.6	12.2	9.3	9.0	9.2	11.4	10.8	13.1	11.8	23.0
Van Ness	3.3	0.6	0.1	2.0	1.3	0.8	9.9	0.3	14.9	0.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

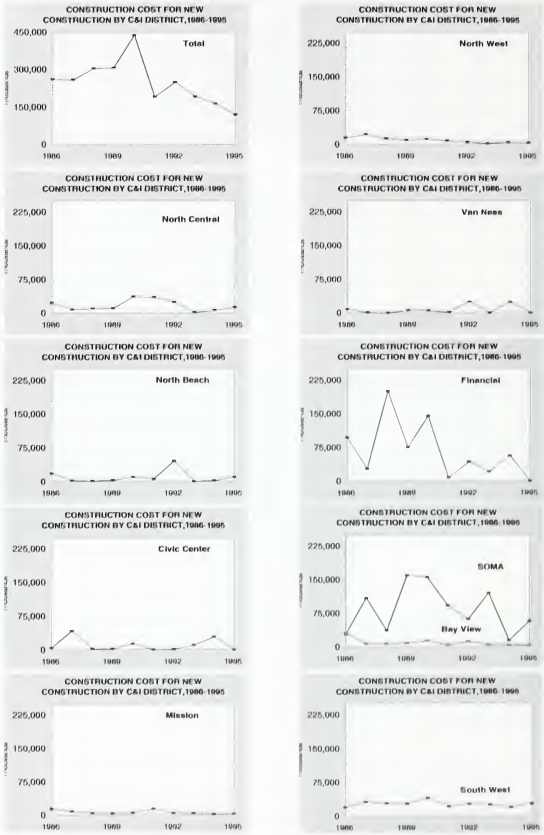
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Bay View	-77.4	-0.4	17.9	60.8	-70.1	182.9	-58.1	-14.0	-16.1	-89.1
Civic Center	838.3	-94.4	-0.8	476.4	-96.4	235.2	560.8	169.0	-99.0	-93.9
Financial	-72.1	636.4	-62.4	93.0	-94.8	467.9	-51.2	170.4	-100.0	-100.0
Mission	-40.6	-41.6	-12.1	26.4	159.1	-65.8	-3.2	-36.3	16.4	-75.5
North Beach	-89.5	-34.7	137.4	232.3	-46.6	782.5	-99.4	590.3	404.1	-45.2
North Central	-65.8	30.3	3.3	243.0	-3.8	-31.0	-91.9	236.4	99.3	-43.2
North West	47.7	-42.0	-27.7	24.8	-28.8	-36.3	-61.3	133.9	-16.4	-73.5
SOMA	279.4	-67.0	342.1	-2.6	-40.7	-33.2	95.2	-88.6	316.7	98.3
South West	59.0	-10.6	-2.1	45.3	-45.8	23.5	-6.6	-23.2	41.7	37.7
Van Ness	-82.3	-72.5	1359.9	-3.7	-74.9	1589.4	-97.8	4386.5	-98.8	-96.5
TOTAL	-0.8	17.4	0.7	42.7	-56.5	30.8	-23.1	-14.6	-27.2	-54.5

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.2.2.B

TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars



Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.2.2.C

AVERAGE CONSTRUCTION COST OF NEW CONSTRUCTION PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	318	263	109	214	335	167	252	297	241	229
Civic Center	1,491	6,995	125	213	1,932	242	125	10,718	5,766	138
Financial	19,519	27,207	40,071	25,083	20,750	3,775	10,719	20,930	14,150	0
Mission	307	600	350	253	218	784	242	312	248	496
North Beach	1,974	372	304	1,444	2,399	1,281	3,768	280	1,930	1,946
North Central	969	530	398	824	1,836	2,716	1,283	282	390	1,101
North West	260	265	258	445	315	332	293	292	398	333
SOMA	487	4,956	1,059	3,883	4,700	3,067	1,809	9,235	720	2,477
South West	228	210	193	244	309	247	269	432	283	346
Van Ness	854	503	207	2,016	2,913	487	6,165	541	6,072	150
TOTAL	651	791	832	1,164	1,432	909	924	1,592	1,026	756

Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.2.3.A

PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Number of Permits

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	261	255	313	321	510	362	305	310	148	131
Civic Center	501	349	360	401	352	328	303	257	216	273
Financial	1,237	1,064	1,227	1,409	1,293	1,458	1,403	954	1,003	1,136
Mission	614	514	651	976	995	801	584	608	572	590
North Beach	412	341	417	472	416	338	319	298	238	244
North Central	1,377	1,309	1,489	1,584	2,181	2,029	1,450	1,253	1,223	1,300
North West	1,263	1,124	1,403	1,511	2,192	1,622	1,283	1,207	879	989
SOMA	906	978	1,302	1,285	1,421	1,411	1,256	922	949	970
South West	3,353	3,685	4,463	6,319	7,789	6,954	5,559	4,689	4,156	4,162
Van Ness	567	418	440	500	545	443	378	370	317	269
TOTAL	10,499	10,042	12,075	14,790	17,702	15,750	12,841	10,868	9,702	10,077

Annual Percentage Distribution by C&I District

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	2.5	2.5	2.6	2.2	2.9	2.3	2.4	2.9	1.5	1.3
Civic Center	4.8	3.5	3.0	2.7	2.0	2.1	2.4	2.4	2.2	2.7
Financial	11.8	10.6	10.2	9.5	7.3	9.3	10.9	8.8	10.3	11.3
Mission	5.8	5.1	5.4	6.6	5.6	5.1	4.5	5.6	5.9	5.9
North Beach	3.9	3.4	3.5	3.2	2.4	2.1	2.5	2.7	2.5	2.4
North Central	13.1	13.0	12.3	10.7	12.3	12.9	11.3	11.5	12.6	12.9
North West	12.0	11.2	11.6	10.2	12.4	10.3	10.0	11.1	9.1	9.8
SOMA	8.6	9.7	10.8	8.7	8.0	9.0	9.8	8.5	9.8	9.6
South West	31.9	36.7	37.0	42.7	44.0	44.2	43.3	43.1	42.8	41.3
Van Ness	5.4	4.2	3.6	3.4	3.1	2.8	2.9	3.4	3.3	2.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

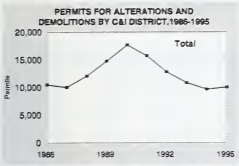
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Bay View	-2.3	22.7	2.6	58.9	-29.0	-15.7	1.6	-52.3	-11.5	3.2
Civic Center	-30.3	3.2	11.4	-12.2	-6.8	-7.6	-15.2	-16.0	26.4	0.1
Financial	-14.0	15.3	14.8	-8.2	12.8	-3.8	-32.0	5.1	13.3	3.1
Mission	-16.3	26.7	49.9	1.9	-19.5	-27.1	4.1	-5.9	3.1	3.2
North Beach	-17.2	22.3	13.2	-11.9	-18.8	-5.6	-6.6	-20.1	2.5	2.0
North Central	-4.9	13.8	6.4	37.7	-7.0	-28.5	-13.6	-2.4	6.3	3.9
North West	-11.0	24.8	7.7	45.1	-26.0	-20.9	-5.9	-27.2	12.5	2.8
SOMA	7.9	33.1	-1.3	10.6	-0.7	-11.0	-26.6	2.9	2.2	4.2
South West	9.9	21.1	41.6	23.3	-10.7	-20.1	-15.7	-11.4	0.1	4.1
Van Ness	-26.3	5.3	13.6	9.0	-18.7	-14.7	-2.1	-14.3	-15.1	0.8
TOTAL	-4.4	20.2	22.5	19.7	-11.0	-18.5	-15.4	-10.7	3.9	3.5

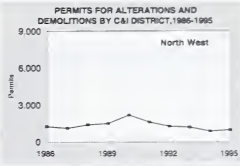
Source: San Francisco Planning Department
Department of Building Inspection

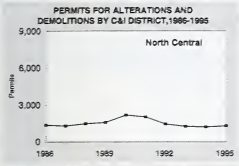
PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS
BY COMMERCE AND INDUSTRY DISTRICT
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

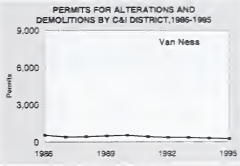
GRAPHS 6.2.3.A

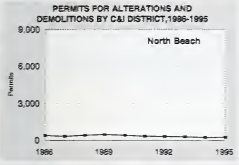
Number of Permits

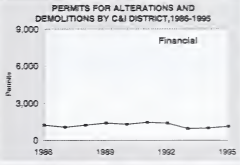


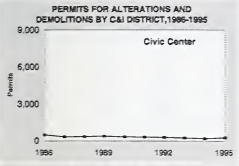


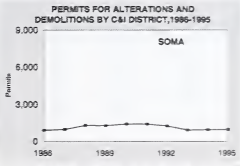


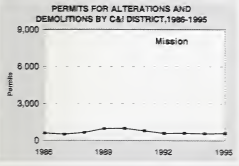


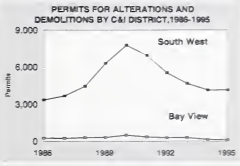












Source: San Francisco Planning Department Department of Building Inspection

TABLE 6.2.3.B

TOTAL CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	4,364	9,758	3,778	6,339	5,730	5,562	3,542	2,717	1,409	3,825
Civic Center	14,852	10,262	75,046	10,474	6,702	7,882	12,628	8,663	8,398	49,737
Financial	77,938	55,834	115,754	105,622	117,285	160,624	95,433	61,129	57,008	126,151
Mission	4,377	3,623	4,020	6,991	7,154	16,948	6,862	4,873	4,221	6,099
North Beach	5,411	4,757	7,901	7,685	8,536	4,199	7,678	7,551	5,851	11,275
North Central	28,848	33,239	22,270	31,781	26,849	32,500	21,287	14,270	14,386	26,907
North West	10,866	9,864	10,862	16,329	31,342	23,999	17,272	18,154	111,091	13,772
SOMA	49,700	68,431	68,682	62,575	57,150	78,615	98,394	50,295	103,979	45,028
South West	27,394	30,485	66,150	42,516	54,970	52,724	47,935	41,724	39,172	44,107
Van Ness	12,082	8,803	10,765	7,704	7,555	9,216	15,746	5,505	13,375	9,622
TOTAL	235,995	235,137	385,243	298,045	323,283	393,367	326,778	214,881	358,895	336,630

Annual Percentage Distribution by C&I District

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	1.8	4.2	1.0	2.1	1.8	1.4	1.1	1.3	0.4	1.1
Civic Center	6.3	4.4	19.5	3.5	2.1	2.0	3.9	4.0	2.3	14.8
Financial	33.0	23.7	30.0	35.4	36.3	40.8	29.2	28.4	15.9	37.5
Mission	1.9	1.5	1.0	2.3	2.2	4.3	2.1	2.3	1.2	1.8
North Beach	2.3	2.0	2.1	2.6	2.6	1.1	2.3	3.5	1.6	3.3
North Central	12.2	14.1	5.8	10.7	8.3	8.3	6.5	6.6	4.0	8.0
North West	4.6	4.2	2.8	5.5	9.7	6.1	5.3	8.4	31.0	4.1
SOMA	21.1	29.1	17.8	21.0	17.7	20.0	30.1	23.4	29.0	13.4
South West	11.6	13.0	17.2	14.3	17.0	13.4	14.7	19.4	10.9	13.1
Van Ness	5.1	3.7	2.8	2.6	2.3	2.3	4.8	2.6	3.7	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

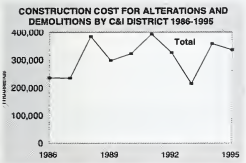
Percentage Change by C&I District

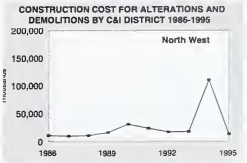
C&I District	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-95
Bay View	123.6	-61.3	67.8	-9.6	-2.9	-36.3	-23.3	-48.2	171.5	-12.4
Civic Center	-30.9	631.3	-86.0	-36.0	17.6	60.2	-31.4	-3.1	492.3	234.9
Financial	-28.4	107.3	-8.8	11.0	37.0	-40.6	-35.9	-6.7	121.3	61.9
Mission	-17.2	10.9	73.9	2.3	136.9	-59.5	-29.0	-13.4	44.5	39.3
North Beach	-12.1	66.1	-2.7	11.1	-50.8	82.8	-1.7	-22.5	92.7	108.4
North Central	15.2	-33.0	42.7	-15.5	21.0	-34.5	-33.0	0.8	87.0	-6.7
North West	-9.2	10.1	50.3	91.9	-23.4	-28.0	5.1	512.0	-87.6	26.7
SOMA	37.7	0.4	-8.9	-8.7	37.6	25.2	-48.9	106.7	-56.7	-9.4
South West	11.3	117.0	-35.7	29.3	-4.1	-9.1	-13.0	-6.1	12.6	61.0
Van Ness	-27.1	22.3	-28.4	-1.9	22.0	70.9	-65.0	143.0	-28.1	-20.4
TOTAL	-50.6	-80.1	70.7	-63.1	10799.8	-99.9	-100.0	ERR	1763.9	-33.5

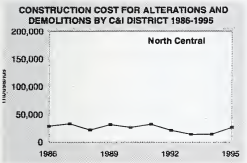
Source: San Francisco Planning Department
Department of Building Inspection

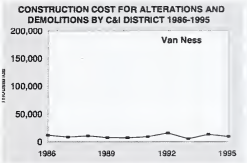
TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

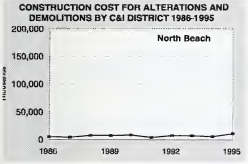
Constant 1995 Thousands of Dollars

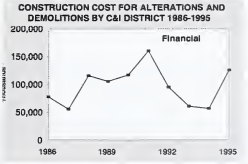










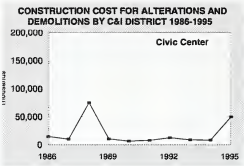


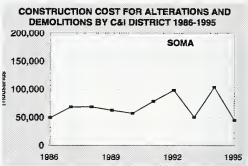
Source: San Francisco Planning Department
Department of Building Inspection

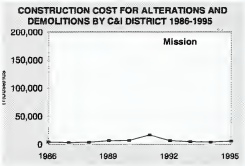
GRAPHS 6.2.3.B

TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT
BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars







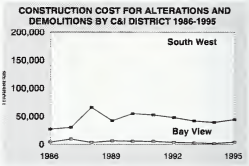


TABLE 6.2.3.C

AVERAGE CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DIS BY YEAR OF LAST ACTION TAKEN BY THE DEPARTMENT OF BUILDING INSPECTION, 1986-1995

Constant 1995 Thousands of Dollars

C&I District	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Bay View	17	38	12	20	11	15	12	9	10	29
Civic Center	30	29	208	26	19	24	42	34	39	182
Financial	63	52	94	75	91	110	68	64	57	111
Mission	7	7	6	7	7	21	12	8	7	10
North Beach	13	14	19	16	21	12	24	25	25	46
North Central	21	25	15	20	12	16	15	11	12	21
North West	9	9	8	11	14	15	13	15	126	14
SOMA	55	70	53	49	40	56	78	55	110	46
South West	8	8	15	7	7	8	9	9	9	11
Van Ness	21	21	24	15	14	21	42	15	42	36
TOTAL	22	23	32	20	18	25	25	20	37	33

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.3.1.A

ALL PERMIT APPLICATIONS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1995

Number of Permits

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	39	32	45	21	1	390	0	528
Civic Center	83	125	0	42	38	263	0	551
Financial	1,206	298	5	31	36	178	0	1,754
Mission	34	102	18	37	1	1,099	3	1,294
North Beach	61	126	1	13	4	395	3	603
North Central	72	264	19	92	11	2,207	6	2,671
North West	47	128	9	55	0	2,069	0	2,308
SOMA	807	350	118	65	15	594	3	1,952
South West	66	393	21	125	4	7,737	6	8,352
Van Ness	35	118	6	17	4	422	1	603
TOTAL	2,455	1,949	247	504	115	15,434	22	20,726

Percentage Distribution by Land Use Activity and C&I Distric

Land Use	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	TOTAL
Bay View	1.6	1.6	18.2	4.2	0.9	2.5	0.0	2.5
Civic Center	3.4	6.4	0.0	8.3	33.0	1.7	0.0	2.7
Financial	49.1	15.3	2.0	6.2	31.3	1.2	0.0	8.5
Mission	1.4	5.2	7.3	7.3	0.9	7.1	13.6	6.2
North Beach	2.5	6.5	0.4	2.6	3.5	2.6	13.6	2.9
North Central	2.9	13.5	7.7	18.3	9.6	14.3	27.3	12.9
North West	1.9	6.6	3.6	10.9	0.0	13.4	0.0	11.1
SOMA	32.9	18.0	47.8	12.9	13.0	3.8	13.6	9.4
South West	2.7	20.2	8.5	24.8	3.5	50.1	27.3	40.3
Van Ness	1.4	6.1	2.4	3.4	3.5	2.7	4.5	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

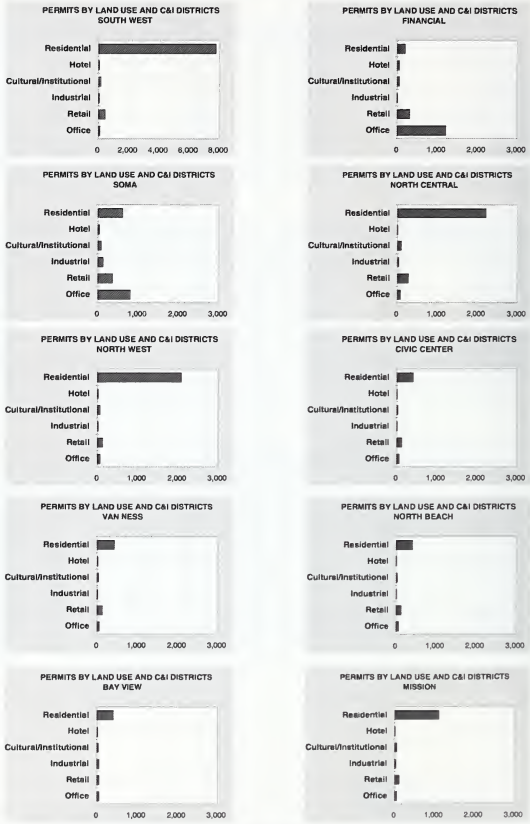
Percentage Distribution by C&I District and Land Use Activit

Land Use	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	TOTAL
Bay View	7.4	6.1	8.5	4.0	0.2	73.9	0.0	100.0
Civic Center	15.1	22.7	0.0	7.6	6.9	47.7	0.0	100.0
Financial	68.8	17.0	0.3	1.8	2.1	10.1	0.0	100.0
Mission	2.6	7.9	1.4	2.9	0.1	84.9	0.2	100.0
North Beach	10.1	20.9	0.2	2.2	0.7	65.5	0.5	100.0
North Central	2.7	9.9	0.7	3.4	0.4	82.6	0.2	100.0
North West	2.0	5.5	0.4	2.4	0.0	89.6	0.0	100.0
SOMA	41.3	17.9	6.0	3.3	0.8	30.4	0.2	100.0
South West	0.8	4.7	0.3	1.5	0.0	92.6	0.1	100.0
Van Ness	5.8	19.6	1.0	2.8	0.7	70.0	0.2	100.0
TOTAL	11.8	9.4	1.2	2.4	0.6	74.5	0.1	100.0

Source: San Francisco Planning Department
Department of Building Inspection

GRAPH 6.3.1.A. ALL PERMIT APPLICATIONS BY COMMERCE AND INDUSTRY DISTRICT BY LAND USE ACTIVITY, 1995

Number of Permits



Source: San Francisco Planning Department Department of Building Inspection

TOTAL CONSTRUCTION COST OF ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY

TABLE 6.3.1.B

Current 1995 Thousands of Dollars

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	965	1,299	3,693	2,643	154	9,738	0	18,492
Civic Center	3,185	2,105	0	7,919	3,285	7,371	0	23,865
Financial	74,159	20,144	1,070	6,807	3,230	4,939	0	110,349
Mission	1,521	2,216	442	1,104	3	14,981	11	20,278
North Beach	3,689	7,126	15	400	109	7,589	50	18,978
North Central	10,485	7,459	225	7,390	113	30,995	80	56,746
North West	4,526	2,930	314	9,899	0	25,413	0	43,081
SOMA	57,229	23,525	6,973	32,050	9,032	72,141	8	200,958
South West	2,196	20,436	339	11,354	140	84,578	14	119,057
Van Ness	1,323	4,402	331	2,208	80	11,796	0	20,141
TOTAL	160,379	92,529	13,628	81,928	16,150	280,659	163	645,436

Percentage Distribution by Land Use Activity and C&I District

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	0.6	1.4	27.1	3.2	1.0	3.5	0.0	2.9
Civic Center	2.0	2.3	0.0	9.7	20.3	2.6	0.0	3.7
Financial	46.2	21.8	7.9	8.3	20.0	1.8	0.0	17.1
Mission	0.9	2.4	3.2	1.3	0.0	5.3	6.5	3.1
North Beach	2.3	7.7	0.1	0.5	0.7	2.7	30.6	2.9
North Central	6.5	8.1	1.6	9.0	0.7	11.0	49.0	8.8
North West	2.8	3.2	2.3	12.1	0.0	9.1	0.0	6.7
SOMA	35.7	25.4	51.2	39.1	55.9	25.7	5.2	31.1
South West	1.4	22.1	2.5	13.9	0.9	30.1	8.6	18.4
Van Ness	0.8	4.8	2.4	2.7	0.5	4.2	0.1	3.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District and Land Use Activity

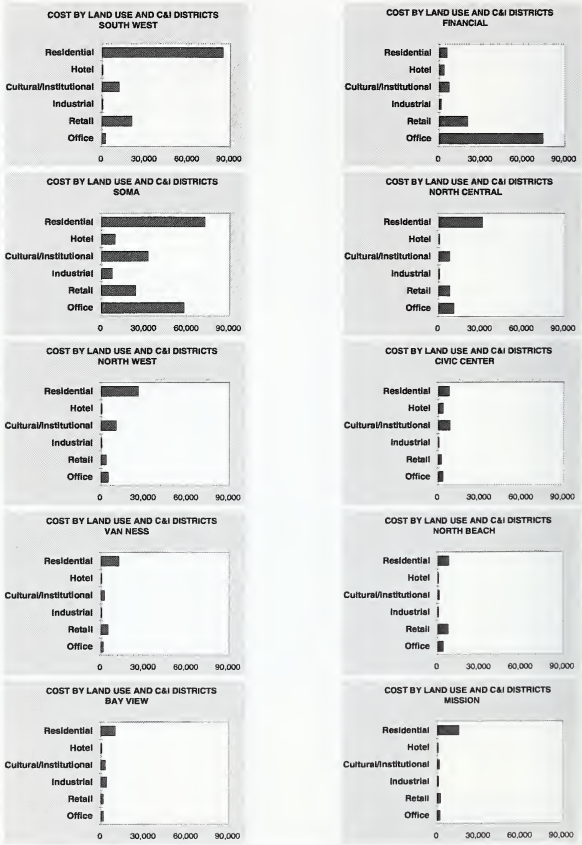
Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	5.2	7.0	20.0	14.3	0.8	52.7	0.0	100.0
Civic Center	13.3	8.8	0.0	33.2	13.8	30.9	0.0	100.0
Financial	67.2	18.3	1.0	6.2	2.9	4.5	0.0	100.0
Mission	7.5	10.9	2.2	5.4	0.0	73.9	0.1	100.0
North Beach	19.4	37.5	0.1	2.1	0.6	40.0	0.3	100.0
North Central	18.5	13.1	0.4	13.0	0.2	54.6	0.1	100.0
North West	10.5	6.8	0.7	23.0	0.0	59.0	0.0	100.0
SOMA	28.5	11.7	3.5	15.9	4.5	35.9	0.0	100.0
South West	1.8	17.2	0.3	9.5	0.1	71.0	0.0	100.0
Van Ness	6.6	21.9	1.6	11.0	0.4	58.6	0.0	100.0
TOTAL	24.8	14.3	2.1	12.7	2.5	43.5	0.0	100.0

Source: San Francisco Planning Department
Department of Building Inspection

GRAPHS 6.3.1.B

TOTAL CONSTRUCTION COST BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1995

Current 1995 Thousands of Dollars



Source: San Francisco Planning Department Department of Building Inspection

AVERAGE CONSTRUCTION COST OF ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY,1995

TABLE 6.3.1.C

Current 1995 Thousands of Dollars

Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	26	5	45	220	68	139	0	35
Civic Center	126	154	82	25	41	25	0	43
Financial	189	86	0	38	17	28	0	63
Mission	220	90	214	61	68	28	0	16
North Beach	30	3	25	45	22	14	4	31
North Central	31	27	15	60	57	19	17	21
North West	80	10	12	146	28	14	13	19
SOMA	180	0	35	96	23	12	0	103
South West	493	602	59	71	67	121	3	14
Van Ness	91	35	16	33	52	11	2	33
TOTAL	65	47	55	163	140	18	7	31

Source: San Francisco Planning Department
Department of Building Inspection

TABLES 6.4.1.A

ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 1995

Number of Permits

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	1,469	130	773	1	2,373
Retail	1,007	172	606	9	1,794
Industrial	161	17	43	2	223
Cultural/Institutiona	295	28	125	3	451
Hotel	74	8	19	3	104
Residential	8,342	1,254	5,155	43	14,794
Other	24	5	4	2	35
TOTAL	11,372	1,614	6,725	63	19,774

Percentage Distribution by Permit Status

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	61.9	5.5	32.6	0.0	100.0
Retail	56.1	9.6	33.8	0.5	100.0
Industrial	72.2	7.6	19.3	0.9	100.0
Cultural/Institutiona	65.4	6.2	27.7	0.7	100.0
Hotel	71.2	7.7	18.3	2.9	100.0
Residential	56.4	8.5	34.8	0.3	100.0
Other	68.6	14.3	11.4	5.7	100.0
TOTAL	57.5	8.2	34.0	0.3	100.0

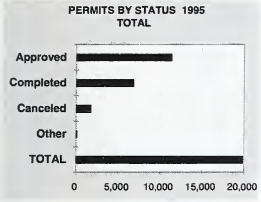
Percentage Distribution by Land Use Activity

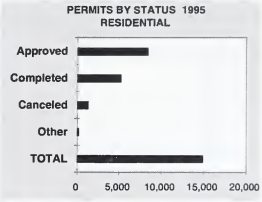
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	12.9	8.1	11.5	1.6	12.0
Retail	8.9	10.7	9.0	14.3	9.1
Industrial	1.4	1.1	0.6	3.2	1.1
Cultural/Institutiona	2.6	1.7	1.9	4.8	2.3
Hotel	0.7	0.5	0.3	4.8	0.5
Residential	73.4	77.7	76.7	68.3	74.8
Other	0.2	0.3	0.1	3.2	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0

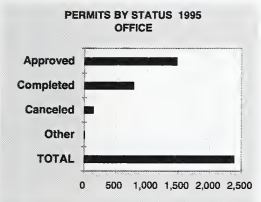
Source: San Francisco Planning Department
Department of Building Inspection

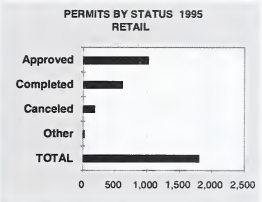
ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 1995

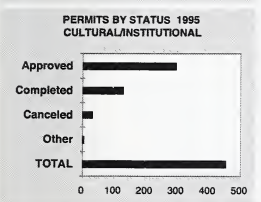
Number of Permits

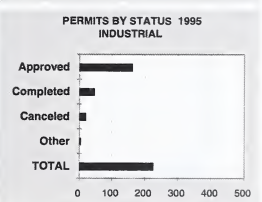


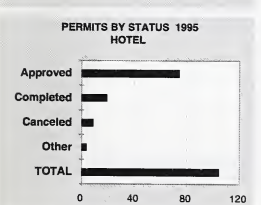












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.B

TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 1995

Current 1995 Thousands of Dollars

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	112,981	2,313	30,177	35	145,506
Retail	56,167	1,383	10,348	420	68,318
Industrial	7,650	81	1,080	20	8,831
Cultural/Institutional	24,130	443	3,668	993	29,234
Hotel	4,793	35	566	8,514	13,908
Residential	161,709	6,130	32,055	6,403	206,297
Other	5,544	58	157	89	5,847
TOTAL	372,973	10,443	78,052	16,474	477,942

Percentage Distribution by Permit Status

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	77.6	1.6	20.7	0.0	100.0
Retail	82.2	2.0	15.1	0.6	100.0
Industrial	86.6	0.9	12.2	0.2	100.0
Cultural/Institutional	82.5	1.5	12.5	3.4	100.0
Hotel	34.5	0.3	4.1	61.2	100.0
Residential	78.4	3.0	15.5	3.1	100.0
Other	94.8	1.0	2.7	1.5	100.0
TOTAL	78.0	2.2	16.3	3.4	100.0

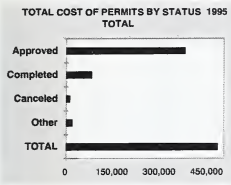
Percentage Distribution by Land Use Activity

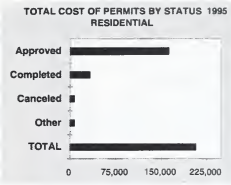
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	30.3	22.1	38.7	0.2	30.4
Retail	15.1	13.2	13.3	2.5	14.3
Industrial	2.1	0.8	1.4	0.1	1.8
Cultural/Institutional	6.5	4.2	4.7	6.0	6.1
Hotel	1.3	0.3	0.7	51.7	2.9
Residential	43.4	58.7	41.1	38.9	43.2
Other	1.5	0.6	0.2	0.5	1.2
TOTAL	100.0	100.0	100.0	100.0	100.0

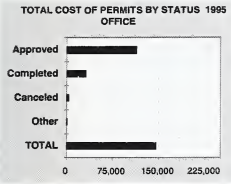
Source: San Francisco Planning Department
Department of Building Inspection

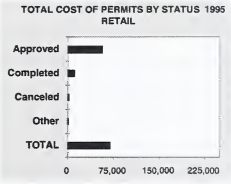
TOTAL COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 1995

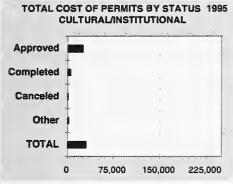
Current 1995 Thousands of Dollars

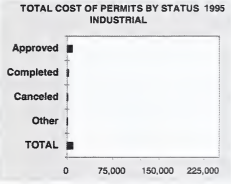


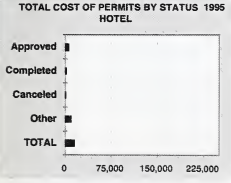












Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.C

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 1995

Current 1995 Thousands of Dollars

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	128	129	39	35	330
Retail	143	112	17	73	345
Industrial	279	11	25	20	336
Cultural/Institutional	151	108	29	802	1,090
Hotel	119	20	30	2,838	3,007
Residential	46	50	6	517	619
Other	686	29	152	89	956
TOTAL	33	6	12	261	24

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.2.A

ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY PERMIT STATUS, 1995

Number of Permits

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	331	62	88	1	482
Civic Center	322	49	135	0	506
Financial	981	93	590	4	1,668
Mission	715	109	401	3	1,228
North Beach	361	54	162	2	579
North Central	1,544	170	858	9	2,581
North West	1,391	150	680	6	2,227
SOMA	1,160	153	519	8	1,840
South West	4,122	729	3,113	27	7,991
Van Ness	355	42	170	2	569
TOTAL	11,372	1,614	6,725	63	19,774

Percentage Distribution by C&I District

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	2.9	3.8	1.3	1.6	2.4
Civic Center	2.8	3.0	2.0	0.0	2.6
Financial	8.6	5.8	8.8	6.3	8.4
Mission	6.3	6.8	6.0	4.8	6.2
North Beach	3.2	3.3	2.4	3.2	2.9
North Central	13.6	10.5	12.8	14.3	13.1
North West	12.2	9.3	10.1	9.5	11.3
SOMA	10.2	9.5	7.7	12.7	9.3
South West	36.2	45.2	46.3	42.9	40.4
Van Ness	3.1	2.6	2.5	3.2	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

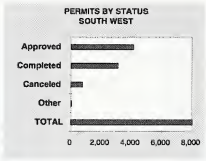
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	68.7	12.9	18.3	0.2	100.0
Civic Center	63.6	9.7	26.7	0.0	100.0
Financial	58.8	5.6	35.4	0.2	100.0
Mission	58.2	8.9	32.7	0.2	100.0
North Beach	62.3	9.3	28.0	0.3	100.0
North Central	59.8	6.6	33.2	0.3	100.0
North West	62.5	6.7	30.5	0.3	100.0
SOMA	63.0	8.3	28.2	0.4	100.0
South West	51.6	9.1	39.0	0.3	100.0
Van Ness	62.4	7.4	29.9	0.4	100.0
TOTAL	57.5	8.2	34.0	0.3	100.0

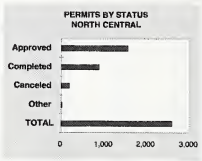
Source: San Francisco Planning Department
Department of Building Inspection

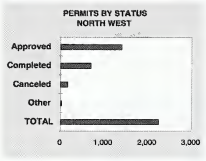
GRAPHS 6.4.2.A

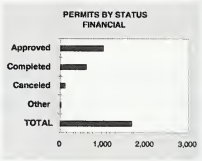
ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICTS BY PERMIT STATUS, 1995

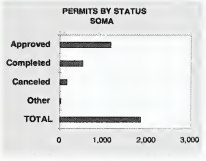
Number of Permits

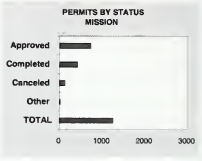


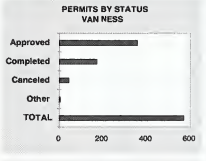


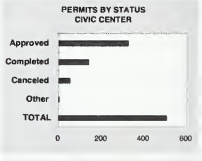


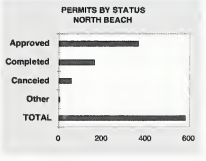


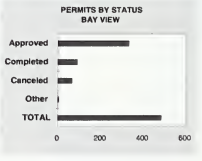












Source: San Francisco Planning Department
Department of Building Inspection

TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS
BY COMMERCE AND INDUSTRY DISTRICT
BY PERMIT STATUS, 1995

Current 1995 Thousands of Dollars

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	11,505	240	1,193	5	12,943
Civic Center	12,615	465	1,504	0	14,584
Financial	67,502	1,503	22,177	49	91,230
Mission	8,479	556	2,334	235	11,604
North Beach	11,230	525	2,412	3	14,170
North Central	37,485	1,021	6,980	2,749	48,236
North West	21,543	833	6,690	1,198	30,264
SOMA	125,834	1,031	14,180	8,782	149,827
South West	54,049	3,517	18,475	3,435	79,476
Van Ness	12,134	694	2,036	0	14,865
TOTAL	372,973	10,443	78,052	16,474	477,942

Percentage Distribution by C&I District

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	3.1	2.3	1.5	0.0	2.7
Civic Center	3.4	4.5	1.9	0.0	3.1
Financial	18.1	14.4	28.4	0.3	19.1
Mission	2.3	5.3	3.0	1.4	2.4
North Beach	3.0	5.0	3.1	0.0	3.0
North Central	10.1	9.8	8.9	16.7	10.1
North West	5.8	8.0	8.6	7.3	6.3
SOMA	33.7	9.9	18.2	53.3	31.3
South West	14.5	33.7	23.7	20.9	16.6
Van Ness	3.3	6.6	2.6	0.0	3.1
TOTAL	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

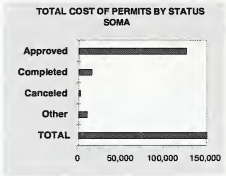
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	88.9	1.9	9.2	0.0	100.0
Civic Center	86.5	3.2	10.3	0.0	100.0
Financial	74.0	1.6	24.3	0.1	100.0
Mission	73.1	4.8	20.1	2.0	100.0
North Beach	79.3	3.7	17.0	0.0	100.0
North Central	77.7	2.1	14.5	5.7	100.0
North West	71.2	2.8	22.1	4.0	100.0
SOMA	84.0	0.7	9.5	5.9	100.0
South West	68.0	4.4	23.2	4.3	100.0
Van Ness	81.6	4.7	13.7	0.0	100.0
TOTAL	78.0	2.2	16.3	3.4	100.0

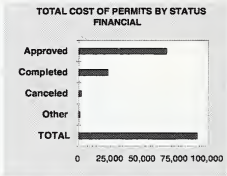
Source: San Francisco Planning Department
Department of Building Inspection

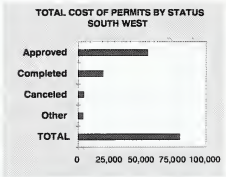
GRAPHS 6.4.2.B

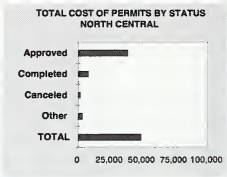
TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY PERMIT STATUS, 1995

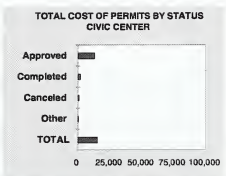
Current 1995 Thousands of Dollars

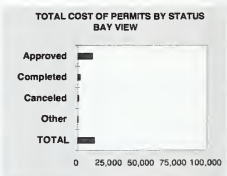


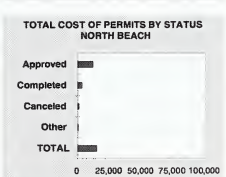


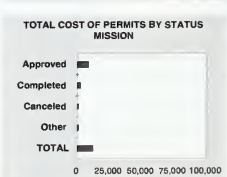












Source: San Francisco Planning Department
Department of Building Inspection

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS
BY COMMERCE AND INDUSTRY DISTRICT
BY PERMIT STATUS, 1995

Current 1995 Thousands of Dollars

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	71	4	14	5	94
Civic Center	73	55	11	0	139
Financial	119	204	38	12	372
Mission	23	31	6	118	178
North Beach	60	123	15	3	201
North Central	47	70	8	916	1,041
North West	31	18	10	629	688
SOMA	305	39	27	2,928	3,299
South West	48	47	6	304	405
Van Ness	69	351	12	0	431
TOTAL	33	2	12	241	24

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.5.1.A

TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 1986-1995 (1)

Thousands of Square Feet

Location	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Central Business District (2)	41,876	43,028	44,426	40,243	39,804	40,438	40,581	40,675	40,849	41,358
Non-Central Business District (3)	17,661	18,805	19,149	16,559	17,097	17,346	17,346	16,876	17,034	16,907
TOTAL	59,537	61,833	63,575	56,801	56,900	57,784	57,927	57,551	57,883	58,265

Percentage Change

Location	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1986-1995
Central Business District	2.8	3.2	-9.4	-1.1	1.6	0.4	0.2	0.4	1.2	-1.2
Non-Central Business District	6.5	1.8	-13.5	3.2	1.5	0.0	-2.7	0.9	-0.7	-4.3
TOTAL	3.9	2.8	-10.7	0.2	1.6	0.2	-0.6	0.6	0.7	-2.1

(1) "Office Space" includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts, which are defined in footnotes (2) and (3 Not included are government, medical, and owner occupied buildings.
(2)The Central Business District includes the Financial District areas both North and South of Market Street.
(3) The Non-Central Business District includes the Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny Street, West of Van Ness Corridor, Van Ness, and Union Square.

TABLE 6.5.1.B

OVERALL VACANCY RATES FOR CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 1986-1995 (1)

Location	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Central Business District (2)	16.5	13.9	14.2	13.6	13.3	13.2	12.8	14.0	11.4	10.6
Non-Central Business District (3	13.2	12.4	11.0	13.2	14.6	14.6	13.5	12.9	10.2	9.5

(1) Overall vacancy includes both sublease and direct availabilities.
(2)The Central Business District includes the Financial District areas both North and South of Market Street.
(3) The Non-Central Business District includes the Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny Street, West of Van Ness Corridor, Van Ness, and Union Square.

Source: San Francisco Planning Department
Cushman & Wakefield

ACKNOWLEDGEMENTS

Report prepared by the San Francisco Planning Department
Office of Analysis and Information Systems, OASIS

Planning Commission
Susan Lowenberg, President
Hector Chinchilla, Vice President
Esther Marks
Lawrence B. Martin
Beverly Mills
Dennis A. Antenore
Cynthia Joe

Planning Department
Amit Ghosh, Director

Project Manager:	Miriam Chion
Project team:	Catherine Bauman, Eva Ensmann, Inge Horton, David Levy, Michele Montoya, Lois Scott
Research team:	Pamela Heise, Jan Sueverkruebbe
OASIS:	Alton Chinn, Mickey Hillmon, Micheal Sanders
With assistance from:	Diane Gilmore, Employment Development Department Anne Jenkins, Office of the Controller Richard Sullivan, Office of Tax Collector
Graphics:	Pamelia Maxwell
Printing:	Reproduction Bureau and Mail Services